National Park Service
Cultural Landscapes Inventory

2024



Ramirez Solar House

Delaware Water Gap National Recreation Area

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Introduction

The Cultural Landscape Inventory (CLI)

The Cultural Landscape Inventory (CLI) is a comprehensive inventory of all cultural landscapes in the National Park System. Landscapes that are listed, or eligible for listing, on the National Register of Historic Places, or are otherwise managed as cultural resources and in which the National Park Service has, or plans to acquire, legal interest are included in the inventory. The CLI identifies and documents each landscape's location, size, physical development, landscape characteristics, character-defining features, and condition. Cultural landscapes have approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into the Cultural Resources Information System (CRIS-CL) database. In addition, for landscapes not currently listed on the National Register and/or without adequate documentation, concurrence is required from the State Historic Preservation Officer, Tribal Historic Preservation Officer, or the Keeper of the National Register.

Scope of the CLI

The information contained within the CLI is compiled from primary and secondary sources and through on-site surveys of the landscape. The level of investigation is dependent upon scoping the need for information. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape. Documentation and analysis of the existing landscape identifies character-defining characteristics and features and allows for an evaluation of the landscape's integrity and an assessment of the landscape's condition. The CLI also includes historic maps, drawings, and images; photographs of existing conditions; and a site plan that indicates major features. The CLI documents the existing condition of park landscape resources and identifies impacts, threats, and measures to stabilize condition. This information can be used to develop strategies for improved stewardship. Unlike a Cultural Landscape Report (CLR), the CLI does not provide management recommendations or treatment guidelines for the cultural landscape, but it may identify stabilization measures.

The Cultural Resources Information System (CRIS)

CRIS is the National Park Service's database of cultural resources on its lands, consisting of archeological sites, historic structures, ethnographic resources, and cultural landscapes. Cultural Resources Inventory System (CRIS) replaces three legacy inventory systems: ASMIS (archeology), CLI (cultural landscapes), and LCS (historic structures); and it reinstates the former ERI (ethnographic resources). This Cultural Landscape Inventory document reflects the information in a corresponding CRIS Cultural Landscape record.

Statutory and Regulatory Foundation

The legislative, regulatory, and policy directives for conducting and maintaining the CLI within CRIS are:

- National Historic Preservation Act (NHPA) of 1966 (16 USC 470h-2(a)(1)) Sec. 110
- Executive Order 13287: Preserve America, 2003. Sec. 3 (a and c)
- Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs
- Pursuant to the National Historic Preservation Act, 1998. Std. 2
- Cultural Resource Management Guideline, 1997, Release No. 5, page 22; issued pursuant to Director's Order #28 (DO-28)

The NHPA requires the identification, evaluation, and nomination of historic properties to the National Register of Historic Places and the maintenance and expansion of an inventory of cultural resources. DO-28 requires a cyclic assessment of the current condition of cultural landscapes based on an assessment interval, with a default of six years.

Use

Beyond fulfilling legal and policy requirements, park staff can use the Cultural Landscape Inventory in the following ways:

- To learn about park cultural landscapes (all staff)
- To inform management decisions (park managers)
- To inform project planning and development (park managers, facility managers, project managers, compliance specialists)
- To monitor the condition of the cultural landscape and take measures to protect its significance and integrity (cultural resource managers, facility managers)
- To recognize the stabilization and treatment needs of landscape features and plan work within cultural landscapes to address the needs (facility managers, cultural resource managers)
- To understand the cultural value of natural systems in a cultural landscape (natural resource managers)
- To create programming and educational materials based on site history (interpretation and education specialists)
- To recognize impacts within cultural landscapes and enforce protection measures (visitor and resources protection staff)

General Information

Property Level and CLI Numbers

Inventory Unit Name: Ramirez Solar House

Resource Classification: Component Landscape

CLI Identification Number: 300062

Parent Landscape: 300023

Inventory Status: Complete

Park Information

Park Name: Delaware Water Gap National Recreation Area

Alpha Code: DEWA

Park Organization Code: 4320

Park District: DEWA

Region: Northeast

Restricted: Yes

Landscape Description:

The Ramirez Solar House is part of Delaware Water Gap National Recreation Area (NRA), which encompasses 67,210 acres along both sides of the Delaware River in New Jersey and Pennsylvania. Established in 1965, the park provides unique opportunities to experience tranquil landscapes, rich human history, and striking scenery along 40 miles of the longest free-flowing river east of the Mississippi. The park acquired the Ramirez Solar House cultural landscape, located in Dingman Township, Pike County, Pennsylvania, in 1986.

The Ramirez Solar House property is situated along Raymondskill Road, a thoroughfare whose eastern end intersects US Route 209 near the western bank of the Delaware River. From Route 209, Raymondskill Road runs west, climbing the steep ridge at the western edge of the Upper Delaware Valley. Along its route, the road mostly parallels the course of Raysmondskill Creek. The entrance to the Ramirez Solar House property is located on the southern side of Raymondskill Road, approximately one mile from its intersection with US Route 209.

Comprising 122.6 acres, the Ramirez Solar House landscape is primary wooded and features varied topography, including relatively level areas at the property's northern end near Raymondskill Road and steep ridges and ravines to the south. Raymondskill Creek defines the property's eastern boundary and Bridal Veil Creek runs along the property's southern edge. Raymondskill Falls, a dramatic cascade that is considered the tallest waterfall in Pennsylvania, is located near the property's southeastern corner.

The Ramirez Solar House, possibly the oldest surviving example of passive solar building technology in the Eastern United States, sits on a knoll in a clearing near the center of the landscape. The building was created in 1944 when Gustavo Ramirez hired architect Henry N. Wright, Jr. to transform a pre-existing home into a distinctively modern showcase of passive solar construction. The pre-existing building had been constructed in 1910 as a rural retreat for Archer and Mary Harman, New Yorkers who chose the present-day Ramirez Solar House property as the site for their summer estate, which they called Golden Spring. The Archers' 1910 house exhibited a combination of Shingle Style and Colonial Revival architecture, and the 1944 remodeling by Ramirez and Wright resulted in a radical transformation of the building's character.

In addition to the Ramirez Solar House, the landscape contains a variety of landscape features that date to the beginning and middle of the twentieth century. These include an entrance road and several rustic fieldstone bridges, walls, and other structures that were built for the Harmans in 1910. In the area immediately surrounding the house exist several elaborate masonry features, including stairs and retaining walls, also originally built in 1910 but redesigned to complement the Ramirez Solar House in 1944. Other existing historic landscape features include the remnants of a sugar maple allee along the entrance road as well as specimen tree and shrub plantings. A former caretaker's house and pump house also stand near the Ramirez Solar House, and the remnants of twentieth-century agricultural structures are located in a cluster near the property's northern end.

SIGNIFICANCE SUMMARY

The Ramirez Solar House property is significant under National Register of Historic Places Criteria A and C. Under Criterion A, the property is locally significant in the area of Entertainment/Recreation for exemplifying the twentieth century recreational context of the Delaware Water Gap National Recreation Area. During the early twentieth century, wealthy individuals from New York, New Jersey, and Philadelphia, began purchasing secluded farms in the Upper Delaware Valley for the establishment of summer residences. Asher and Mary Harman's 1910 acquisition of the present-day Ramirez Solar House property and the development of their Golden Spring estate was representative of this broader regional trend. The Harmans, like their peers, sought privacy and a refined experience of nature at Golden Spring. This desire also motivated the Nadler family, who purchased the property in 1945, one year after the creation of the Ramirez Solar House.

Under Criterion C, the property is nationally significant in the areas of Architecture and Engineering for embodying the distinctive characteristics of passive solar building construction. The solar-house renovation designed by Henry N. Wright, Jr. for Gustavo Ramirez included many passive solar principles made popular by George Fred Keck, an architect based in Chicago. The Ramirez Solar House is one of the best-known works of Wright, who has been recognized for his studies of solar heating and his involvement in architectural publishing. The Ramirez Solar House retains many of its character-defining materials and architectural features, especially those designed for passive solar functionality. The most prominent of these is a two-story window wall in the building's southeastern façade, which historically offered sweeping views of the Upper Delaware Valley from the house's living room.

The Ramirez Solar House property is also locally significant under Criterion C in the area of Landscape Architecture for embodying the distinctive characteristics of picturesque rural retreats developed in the Upper Delaware Valley during the early twentieth century. These distinctive characteristics include the siting of the Ramirez Solar House in an elevated position to take advantage of distant views of the surrounding landscape. Additionally, landscape features, including walls, stairs, and the columns of a pergola, are constructed with native stone materials and the property's entrance road is laid out to choreograph movement through the landscape, enhancing relationships to views, vegetation, and other landscape features.

The property's period of significance is 1910-1947, beginning the year the original building, Golden Spring, was constructed for Mary Harman, through 1947, one year after the Nadler family purchased the property and the remodeled House and new Garage.

ANALYSIS AND EVALUATION SUMMARY AND CONDITION

The historic integrity of the Ramirez Solar House landscape is evaluated by comparing landscape characteristics and features present during the period of significance, 1910–1947, with the existing conditions as assessed in 2023 and 2024. Many landscape characteristics and features from the period of significance remain today. The historic Ramirez Solar House, possibly the oldest surviving example of passive solar building technology in the Eastern United States, remains in its historic location on top of a knoll near Raymondskill Creek. The architecturally-significant building retains its historic character. Throughout the 122.6-acre landscape that surrounds the house, many historic landscape features also remain in place. These include secondary buildings as well as masonry stone bridges, walls, and stairs. Several historic vegetation features also survive, including historic plantings of specimen trees and shrubs. The landscape's major historic circulation features have also been preserved, particularly the main entrance road, a service road, walks, and a flagstone patio.

However, since 1947, some landscape characteristics and features at the Ramirez Solar House landscape have been modified or lost. Significant historic views have been lost due to the encroachment of successional woody vegetation into areas of the landscape that were historically kept open. Most apparent, a historic distant view toward the Upper

Delaware Valley from the rear of the Ramirez Solar House has become obscured. Woody succession has also resulted in the diminishment of historic spatial features at the Ramirez Solar House landscape, including a broad clearing in the northern part of the property.

Condition:
The Ramirez Solar House cultural landscape is in “fair” condition. A “fair” condition assessment indicates the property shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the landscape characteristics will cause the property to degrade to a poor condition.

Landscape Hierarchy Description:

Ramirez Solar House is categorized as a component landscape in the Cultural Resources Inventory System (CRIS). The Delaware Water Gap Landscape is identified as the parent landscape and contains more than sixty component landscapes. The list of component landscapes is under review by park and regional staff to prioritize the most important landscapes for future CLIs.

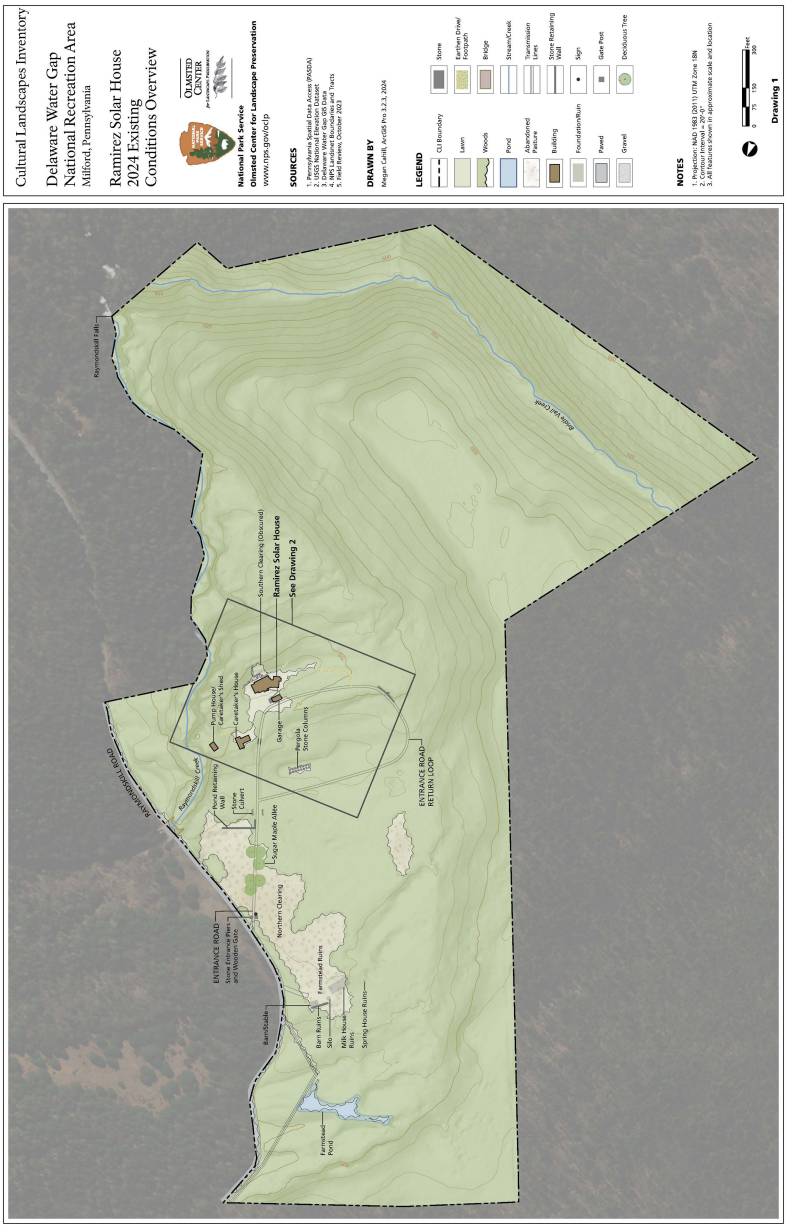
Landscape Type:

Historic Designed Landscape

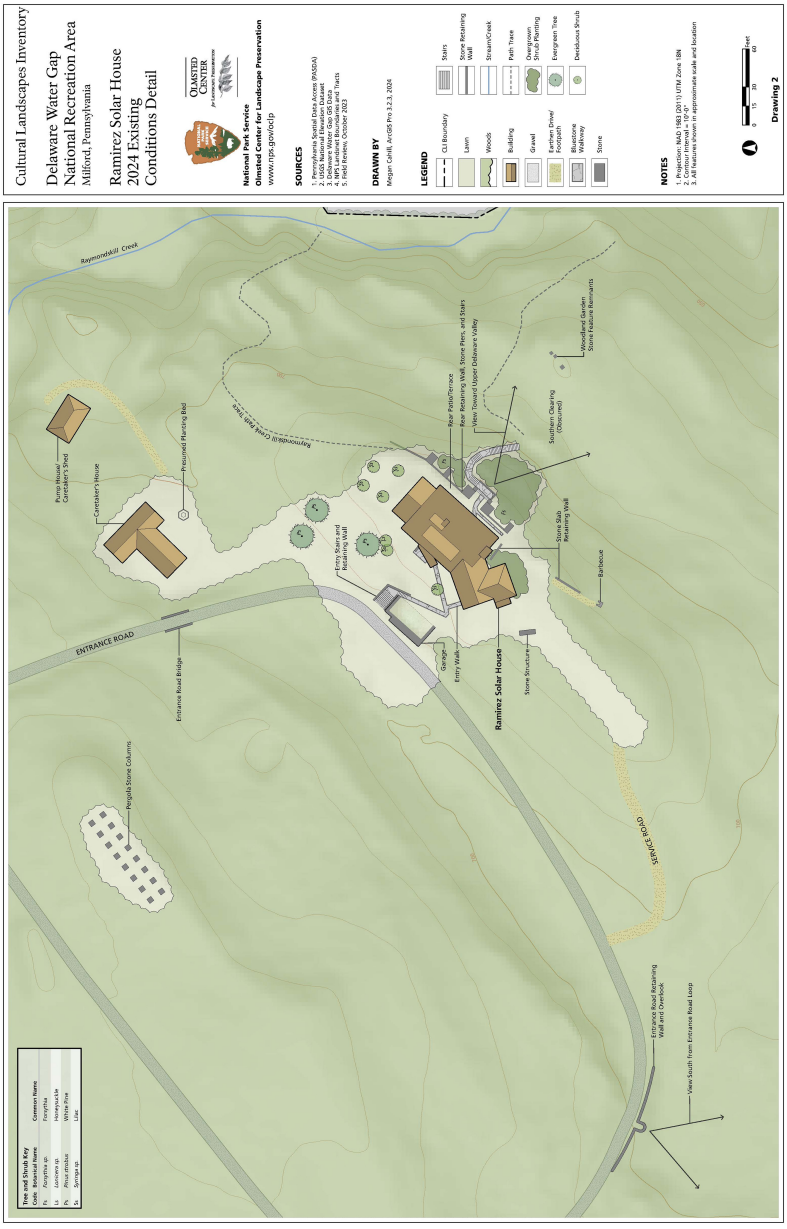
Other Names:

Other Name:	Mountain Shadows	**Other Name Type:**	Historic
Other Name:	Nadler Solar House	**Other Name Type:**	Both Current And Historic
Other Name:	Ramirez-Nadler Solar House	**Other Name Type:**	Both Current And Historic
Other Name:	Nadler House	**Other Name Type:**	Both Current And Historic
Other Name:	Ramirez House	**Other Name Type:**	Both Current And Historic
Other Name:	Gustavo Ramirez Solar House	**Other Name Type:**	Both Current And Historic
Other Name:	Golden Spring	**Other Name Type:**	Historic
Other Name:	Golden Spring Farm	**Other Name Type:**	Historic

Site Plan



Site map, 2024, Drawing 1 of 2.



Site map, 2024, Drawing 2 of 2.

Concurrence Information

Concurrence Status:

Park Superintendent Concurrence: Yes

Park Superintendent Date of Concurrence: 08/23/2024

Completion Status Explanatory Narrative:

Historical research and existing conditions field documentation for this CLI were completed in October 2023 by James Mealey, Historical Landscape Architect at the Olmsted Center for Landscape Preservation in Boston, Massachusetts. The CLI has been developed in consultation with Jennifer Palmer, Cultural Resources Program Manager, Delaware Water Gap National Recreation Area. She can be contacted at the park by email (Jennifer_Palmer@nps.gov) and telephone (570-588-6021).

Concurrence Graphic Information:

Attachment File Path

United States Department of the Interior

NATIONAL PARK SERVICE
Interior Region 1
North Atlantic-Appalachian
1234 Market Street, 20th Floor
Philadelphia, PA 19107

1.A.2.(IR1-RSS)

Andrea Lowery
PHMC Executive Director/State Historic Preservation Officer
Pennsylvania Historical and Museum Commission
State Historic Preservation Office
Commonwealth Keystone Building, Second Floor
400 North Street
Harrisburg, PA 17120-0093

Dear Ms. Lowery:

Enclosed you will find a copy of the Cultural Landscapes Inventory (CLI) for the Ramirez Solar House at Delaware Water Gap National Recreation Area. We seek to reconfirm our agreement on previously evaluated resources and your concurrence on the status of previously unevaluated resources identified in this CLI for listing in the National Register of Historic Places. The report has been prepared by a team of historical landscape architects with the National Park Service (NPS) Olmsted Center for Landscape Preservation and staff at Delaware Water Gap National Recreation Area. The CLI program and the enclosed report continue the NPS efforts to update our cultural resource inventories.

Through the CLI program, the NPS is currently undertaking a nationwide effort to inventory its cultural landscapes. The CLI is conducted in accordance with Section 110 of the National Historic Preservation Act of 1966 (as amended). It is an inventory of baseline information for all historically significant cultural landscapes within the national park system, and it examines multiple landscape features that contribute to the significance of historic properties. The CLI process includes gathering information from existing secondary sources and conducting on-site reconnaissance of the existing landscape. The information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the property's overall significance. For landscapes found potentially eligible for the National Register of Historic Places, the evaluation describes their character-defining features and assesses the landscape's overall historical integrity. It also raises questions about the landscape that need further study.

It is important to note that the CLI reports are not intended as comprehensive inventory reports for any one property, although for some properties they provide fuller documentation than for others. For example, the reports do not include a full architectural description of structures, but document structures as elements of the overall landscape, and similarly documents other

SHPO concurrence letter, September 20, 2024, page 1 of 6.

characteristics such as vegetation, spatial organization, and views and vistas. The CLI is one component of the NPS inventory effort that also includes cultural resource inventories for historic structures, archeological sites, ethnographic resources, and museum objects. For example, the NPS Historic Structures Inventory (formerly List of Classified Structures) includes structural features of cultural landscapes, but the CLI takes a more encompassing approach to the properties, inventorying all above-ground features in each park in which the NPS has a legal or mandated interest.

Previous Historic Property Evaluation:

The Ramirez Solar House cultural landscape is part of Delaware Water Gap National Recreation Area (NRA), which was established in 1965. In 1978 the Delaware River within the NRA was designated a scenic and recreational river under the Wild and Scenic Rivers Act. The park acquired the Ramirez Solar House cultural landscape in 1986.

In 1984, a draft National Register of Historic Places manuscript was completed for the "Golden Springs Farm" by Harriet and Harold Nadler. On March 6, 1984, your office determined that resources were ineligible. In 1994 a draft National Register Nomination Form was completed by the park. The form acknowledged the house's influential design in the areas of Architecture and Engineering as one of the earliest examples of passive solar design in the Eastern United States, and as the work of a noted architect, Henry Wright, Jr."

1n 1995–1996 Douglas C. McVarish of John Milner Associates, Inc. and Liz Sargent of OCULUS drafted a National Register nomination for the Ramirez property under the name "Nadler Solar House." Significance of the 122.6-acre historic district was identified under Criteria A and C in the areas of Architecture, Engineering, and Recreation (Culture) "for exemplifying the 20th-century recreation context of the recreation area and for exemplifying early passive solar architecture, for its incorporation of native materials, and for its relationship to the dramatic surrounding landscape." The period of significance was identified as 1910-1947, beginning with the date the house was built and ending, presumably, when the Nadler family completed renovations. The documentation also identified 1944 as a significant date for remodeling by Henry Wright, Jr. to use newly developed passive solar energy technology. Contributing resources included: Nadler Solar House; Caretaker's House; garage; pump house; apple orchard; allee of sugar maples; spruce trees; dairy barn; bank barn; spring house; Raymondskill Creek; stream; silo; Entrance Drive; Service Road; path; stone stairs and retaining walls; terrace edged by stone piers, metal railings, and a flight of stone stairs; pergola; stone wall; bridge; stone retaining wall and associated culvert; stone entrance piers and wooden gate; and barbecue. Noncontributing resources included: barn and vegetable garden. The nomination was never finalized.

On June 8, 1999, apparently through a Determination of Eligibility (DOE) prepared by McVarish and Sargent, your office found the Ramirez Solar House was eligible for listing in the National Register under Criterion C in the areas of Architecture and Engineering as the second earliest

SHPO concurrence letter, September 20, 2024, page 2 of 6.

example of passive solar building construction in the Eastern United States. The property was also recommended as eligible under Criterion A for its association with the recreation context of the Delaware Valley as a vacation retreat in Northeastern Pennsylvania for wealthy New Yorkers; however, your office recommended more research to support significance within that context. The DOE was for the house only.

On December 7, 2016, your office concurred with the 1999 DOE for the house for the established period of significance (1910-1947) and found that four previously unevaluated outbuildings at the property – Garage, Caretaker's House, Pump House (Caretaker's Shed), and Silo – were eligible for listing in the National Register. This effort was through preparation of a Historic Resource Survey Form on October 5, 2016, for the "Ramirez-Nadler Property/Ramirez-Nadler Solar House" by Camilla Deiber at Louis Berger and Associates. The form also referenced the contributing and noncontributing resources that were identified in the 1999 draft National Register nomination, but they were not evaluated by your office/

Current Findings:

The enclosed CLI for the Ramirez Solar House fully evaluates the cultural landscape, particularly the associated landscape characteristics and features, and finds that the site's landscape retains integrity to the areas of Entertainment/Recreation, Architecture, Engineering, and Landscape Architecture. As noted previously, five of the property's features compiled on the attached list have already been determined eligible for listing in the National Register. The CLI identifies an additional thirty resources related to natural systems and features, spatial organization, vegetation, circulation, buildings and structures, constructed water features, views and vistas, and small-scale features that contribute to the significance and historic character of the property. An additional two features have been evaluated as noncontributing because they are not historically significant. Three features have been evaluated as undetermined because future research is needed to determine its significance.

We call your particular attention to the Landscape Description, Boundary Description, National Register Information and the Statement of Significance, and Analysis and Evaluation Summary in the enclosed CLI.

Based on the CLI, we seek to reconfirm our agreement on previously evaluated resources and your concurrence on the status of resources and features identified in this CLI:

- The Ramirez Solar House landscape is locally significant under National Register Criterion A in the area of Entertainment/Recreation as exemplifying the twentieth century recreational context of the Delaware Water Gap National Recreation Area.
- The Ramirez Solar House is nationally significant under National Register Criterion C in the areas of Architecture and Engineering for embodying the distinctive characteristics of passive solar building design and construction.
- The Ramirez Solar House landscape is locally significant under National Register Criterion C in the area of Landscape Architecture for embodying the distinctive

SHPO concurrence letter, September 20, 2024, page 3 of 6.

characteristics of a picturesque rural retreat developed in the Upper Delaware Valley during the early twentieth century.

- The property's period of significance is 1910-1947, beginning the year the original building, Golden Spring, was constructed for Mary Harman, through 1947, the year after the Nadler family purchased the property that included the remodeled House and new Garage.
- The categorization of contributing, non-contributing, and undetermined landscape characteristics and features (see attached list).

If you concur with these findings, we ask that you please sign on the space provided and return this letter to Jeff Killion, Interior Region 1 CLI Coordinator, by email: jeff_killion@nps.gov. We would appreciate your response in **30 days**, if possible. Thank you for your attention to this inventory. Should you have any questions, please feel free to contact Mr. Killion at 508-455-8540 (telework cell).

Sincerely,

JONATHAN MEADE
Digitally signed by JONATHAN MEADE
Date: 2024.08.27 08:17:26 -04'00'

Jonathan Meade
Associate Regional Director
Resource Stewardship and Science

Enclosure/Attachment

cc:
Superintendent, Delaware Water Gap National Recreation Area

I concur with the National Park Service categorizations of the landscape resources and features for the Ramirez Solar House, as contributing, non-contributing, and undetermined.

Andrea L. MacDonald

Pennsylvania State Historic Preservation Officer

9/20/2024
Date

Andrea L. MacDonald, Deputy State Historic Preservation Officer

SHPO concurrence letter, September 20, 2024, page 4 of 6.

NPS Cultural Landscapes Inventory – Ramirez Solar House
Delaware Water Gap National Recreation Area
List of Contributing, Non-Contributing, and Undetermined Landscape Features
June 2024

Contributing Landscape Characteristics & Associated Features

The following landscape characteristics and associated features contribute to the property's historic character, though not all are considered countable resources according to the National Register of Historic Places. Features marked with a (*) were evaluated in the 1999 Determination of Eligibility (DOE). Features marked with a (+) were evaluated in a 2016 DOE.

Natural Systems and Features
- Bridle Vail Creek
- Raymondskill Creek
- Ramirez Solar House – Mature Woodland

Spatial Organization
- Ramirez Solar House Site
- Ramirez Solar House – Southern Clearing
- Ramirez Solar House – Northern Clearing
- Ramirez Solar House –Caretaker's House Site

Vegetation
- Ramirez Solar House – Sugar Maple Allee
- Ramirez Solar House – Shrub Plantings
- Ramirez Solar House – Specimen Trees

Circulation
- Ramirez Solar House – Entrance Road
- Ramirez Solar House – Service Road
- Ramirez Solar House – Rear Patio/Terrace
- Ramirez Solar House – Entry Walk

Buildings and Structures
- * Ramirez Solar House
- + Ramirez Solar House – Garage
- + Ramirez Solar House – Caretaker's House
- + Ramirez Solar House – Pump House/Caretaker's Shed
- + Ramirez Solar House – Silo
- Ramirez Solar House – Entry Stairs and Retaining Wall
- Ramirez Solar House – Rear Retaining Wall, Stone Piers, and Stairs
- Ramirez Solar House – Entrance Road Bridge
- Ramirez Solar House – Entrance Road Retaining Wall and Overlook
- Ramirez Solar House – Entrance Road Pond Retaining Wall and Culvert

SHPO concurrence letter, September 20, 2024, page 5 of 6.

Ramirez Solar House – Pergola Stone Columns
Ramirez Solar House – Milk House Ruins
Ramirez Solar House – Spring House Ruins
Ramirez Solar House – Barn Ruins

Views and Vistas
Ramirez Solar House – View Southeast Toward Upper Delaware Valley
Ramirez Solar House – View South from Entrance Road Loop
Ramirez Solar House – Views of Surrounding Landscape from Pergola
Ramirez Solar House – Views of Raymondskill Creek

Constructed Water Feature
Ramirez Solar House Farmstead Pond

Small Scale Features
Ramirez Solar House – Stone Entrance Piers and Wooden Gate
Ramirez Solar House – Barbecue

Non-Contributing Landscape Characteristics & Associated Features

Natural Systems and Features
Ramirez Solar House – Successional Woods (post-1947)

Buildings and Structures
Ramirez Solar House – Barn/Stable

Undetermined Landscape Characteristics & Associated Features

Circulation
Ramirez Solar House – Raymondskill Creek Path

Small-Scale Features
Ramirez Solar House – Stone Edging and Retaining Walls
Ramirez Solar House – Woodland Garden Stone Feature Remnants

bcc:
Dennis Montagna, Region 1 History Program
Stephen Pisani, Region 1 Historic Architecture Program
Bethany Serafine, Region 1 History Program
Robert Page, Director, Olmsted Center for Landscape Preservation

SHPO concurrence letter, September 20, 2024, page 6 of 6.

CULTURAL LANDSCAPES INVENTORY
CERTIFICATION FORM

Ramirez Solar House
Delaware Water Gap National Recreation Area

Delaware Water Gap National Recreation Area certifies the findings of the Cultural Landscape Inventory (CLI) for the Ramirez Solar House, including the following specific components:

MANAGEMENT CATEGORY: Must Be Preserved and Maintained

CONDITION ASSESSMENT: Fair

Good: indicates the inventory unit shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The inventory unit's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Fair: indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character defining elements will cause the inventory unit to degrade to a poor condition.

Poor: indicates the inventory unit shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.

The Cultural Landscape Inventory for the Ramirez Solar House is hereby approved and accepted.

DOYLE SAPP Digitally signed by DOYLE SAPP
Date: 2024.08.23 14:13:53 -04'00'

Superintendent, Delaware Water Gap National Recreation Area Date

CLI certification form, August 23, 2024

Geographic Information

State and County:

State	County
Pennsylvania	Pike County

Size (Acres): 122.6

Land Tract Number(s)

The Ramirez Solar House CLI boundary is coterminous with Delaware Water Gap NRA Tract 11910 (122.6 acres).

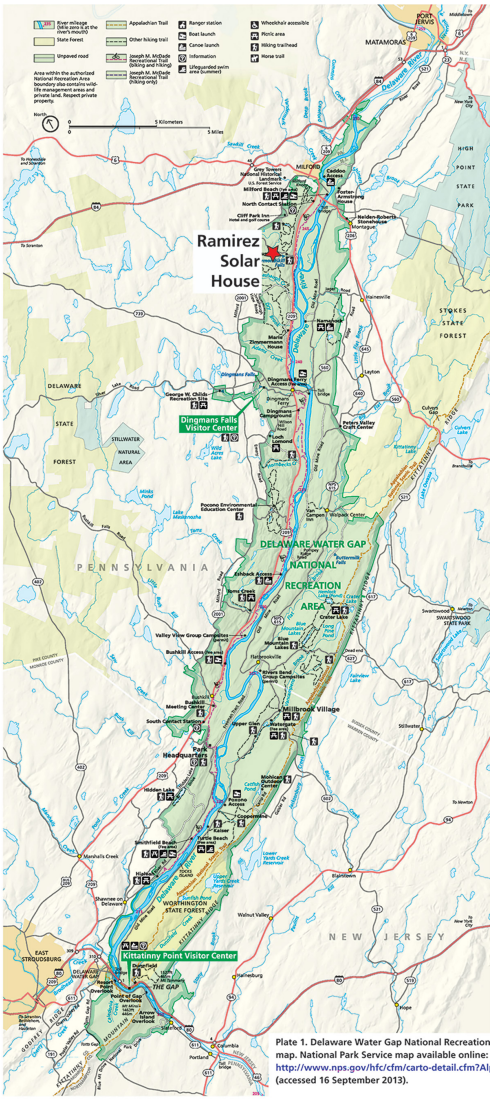
Boundary Description:

The limits of the Ramirez Solar House CLI area and Tract 11910 are defined to the east by a segment of Raymondskill Creek, north of Raymondskill Falls, and the alignment of Raymondskill Road. To the north, the site boundary is defined by a line that runs west from Raymondskill Road for approximately 0.22 miles. To the west, the site boundary runs south from the site's northwestern corner for approximately 0.43 miles, following a ridge west of the Ramirez Solar House, before turning southwest and running for another 0.22 miles, crossing Bridle Vail Creek. The site's southern boundary parallels Bridle Vail Creek, running for approximately 0.45 miles along the southern edge of the small valley that carries the creek. The site's northern, western, and southern boundaries all run through dense woods.

Boundary Coordinates

Source	Type of Point	Latitude	Longitude	Narrative
	Area	41.2980745	-74.8491253	
	Area	41.2968797	-74.8530532	
	Area	41.291106	-74.8497753	
	Area	41.2884254	-74.8522797	
	Area	41.2873683	-74.8467163	
	Area	41.2886735	-74.8441503	
	Area	41.2885538	-74.8436183	
	Area	41.2896384	-74.8429454	
	Area	41.2922883	-74.8459934	
	Area	41.2935519	-74.8449076	
	Area	41.2935519	-74.8449076	
	Area	41.2957578	-74.8488064	

Location Map:



The Ramirez Solar House cultural landscape is located west of the Delaware River, near the northwestern corner of Delaware Water Gap National Recreation Area. (DEWA)

Regional Landscape Contexts:

Type of Context: Physiographic

Description:

Physiographic context describes the large-scale physical landscape forms and patterns within which the cultural landscape is located. The Ramirez Solar House landscape is located within the far eastern reaches of the Appalachian Plateau physiographic province, in an area known as the Pocono Front, a geologic boundary between the Valley and Ridge and Appalachian Plateau physiographic provinces. The ecological transitions manifest as myriad habitat types within and surrounding Delaware Water Gap National Recreation Area. East of the Ramirez Solar House property, the topography descends dramatically to the lowlands of the Upper Delaware Valley, providing for dramatic rock outcroppings and cascades like Raymondskill Falls, located near the property's southeastern corner. (NPS 2017)

Type of Context: Political

Description:

The Ramirez Solar House landscape falls entirely within Delaware Water Gap National Recreation Area, west of the Delaware River, and is owned and managed by the federal government. It is located entirely within Dingman Township, Pike County, New Jersey.

Type of Context: Cultural

Description:

Cultural context describes the human overlay on the physical form of the landscape. The area immediately surrounding the Ramirez Solar House landscape is characterized by dense woodland, rocky ridges, and steep ravines with very few maintained clearings or developed areas. The boundary of Delaware Water Gap National Recreation Area is located approximately 0.5 miles west of the Ramirez Solar House landscape. Within the park, several trails navigate the surrounding ridges and ravines, including the Raymondskill Creek Trail, the Cliff Trail, the Hackers Trail, and the Conashaugh View Trail. The closest major population center is Milford, Pennsylvania, which is located approximately three miles to the north and counts 1,103 residents.

Management Information

General Management Information

Management Category: Must be Preserved and Maintained

Management Category Date: 08/23/2024

Management Category Explanatory Narrative:

The Ramirez Solar House landscape meets the “Must Be Preserved and Maintained” management category because the property is nationally significant as defined by National Register of Historic Places criteria. The property meets National Register Criterion A at the local level as exemplifying the twentieth century recreational context of the Delaware Water Gap National Recreation Area. It also meets National Register Criterion C at the national level as the site of the Ramirez Solar House, which embodies the distinctive characteristics of passive solar building construction.

The property is also related to the park’s legislated significance. Delaware Water Gap NRA was authorized in the Act of September 1, 1965 (P.L. 89-158, 79 Stat. 612). The park’s authorization aimed to provide “for public outdoor recreation use and enjoyment of the proposed Tocks Island Reservoir and lands adjacent hereto...and for the preservation of scenic, scientific, and historic features contributing public enjoyment of such lands and waters.” The original legislation assumed that the US Army Corps of Engineers would build and manage the reservoir and the NPS would administer the surrounding recreation area. Although the Tocks Island dam was indefinitely delayed in 1975, in 1978 the Middle Delaware Scenic and Recreation River became part of the National Wild and Scenic River system, effectively blocking the erection of a dam on the Delaware River. In 1978 all federal lands that had been acquired for the reservoir were transferred from the Army Corps to the National Park Service. The dam project was officially deauthorized by Congress in 2002. (GMP 1987: 1; Review comments, J. Palmer, 15 August 2024)

Management Agreements:

Type of Agreement: None

Management Agreement Expiration Date:

Management Agreement Explanatory Narrative:

Legal Interests:

Type of Interest: Fee Simple

Narrative:

Located in managed wilderness?: Unknown

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Narrative:

Adjacent lands are lands outside the cultural landscape boundary, including lands inside or outside the park. The forested ridges and creeks that run through steep ravines adjacent to the Ramirez Solar House landscape contribute to the property's historic setting. Additionally, the viewshed that was historically visible looking southeast from the rear of the Ramirez Solar House, which includes the ravine through which Raymondskill Creek runs as well as a portion of the Upper Delaware Valley, is a defining feature of the cultural landscape.

National Register Information

National Register of Historic Places

Documentation Status: SHPO Inadequately Documented

Documentation Narrative Description:

The Ramirez Solar House cultural landscape is part of Delaware Water Gap National Recreation Area (NRA), which was established in 1965. In 1978 the Delaware River within the NRA was designated a scenic and recreational river under the Wild and Scenic Rivers Act. The park acquired the Ramirez Solar House cultural landscape in 1986.

In 1984, a draft National Register of Historic Places manuscript was completed for the "Golden Springs Farm" by Harriet and Harold Nadler. On March 6, 1984, the Pennsylvania State Historic Preservation Office (SHPO) determined that resources were ineligible. In 1994 a draft National Register Nomination Form was completed by the park. The form acknowledged the house's influential design in the areas of Architecture and Engineering as one of the earliest examples of passive solar design in the Eastern United States, and as the work of a noted architect, Henry Wright, Jr."

1n 1995–1996 Douglas C. McVarish of John Milner Associates, Inc. and Liz Sargent of OCULUS drafted a National Register nomination for the Ramirez property under the name "Nadler Solar House." Significance of the 122.6-acre historic district was identified under Criteria A and C in the areas of Architecture, Engineering, and Recreation (Culture) "for exemplifying the 20th-century recreation context of the recreation area and for exemplifying early passive solar architecture, for its incorporation of native materials, and for its relationship to the dramatic surrounding landscape." The period of significance was identified as 1910-1947, beginning with the date the house was built and ending, presumably, when the Nadler family completed renovations. The documentation also identified 1944 as a significant date for remodeling by Henry Wright, Jr. to use newly developed passive solar energy technology. Contributing resources included: Nadler Solar House; Caretaker's House; garage; pump house; apple orchard; allee of sugar maples; spruce trees; dairy barn; bank barn; spring house; Raymondskill Creek; stream; silo; Entrance Drive; Service Road; path; stone stairs and retaining walls; terrace edged by stone piers, metal railings, and a flight of stone stairs; pergola; stone wall; bridge; stone retaining wall and associated culvert; stone entrance piers and wooden gate; and barbecue. Noncontributing resources included: barn and vegetable garden. The nomination was never finalized.

On June 8, 1999, apparently through a Determination of Eligibility (DOE) prepared by McVarish and Sargent, the Pennsylvania SHPO found the Ramirez Solar House was eligible for listing in the National Register under Criterion C in the areas of Architecture and Engineering as the second earliest example of passive solar building construction in the Eastern United States. The property was also recommended as eligible under Criterion A for its association with the recreation context of the Delaware Valley as a vacation retreat in Northeastern Pennsylvania for wealthy New Yorkers; however, the SHPO recommended more research to support significance within that context. The DOE was for the house only.

On December 7, 2016, the Pennsylvania SHPO concurred with the 1999 DOE for the house for the established period of significance (1910-1947) and found that four previously unevaluated outbuildings at the property – Garage, Caretaker's House, Pump House (Caretaker's Shed), and Silo – were eligible for listing in the National Register. This effort was through preparation of a Historic Resource Survey Form on October 5, 2016, for the "Ramirez-Nadler Property/Ramirez-Nadler Solar House" by Camilla Deiber at Louis Berger and Associates. The form also referenced the contributing and noncontributing resources that were identified in the 1999 draft National Register nomination, but they were not evaluated by the SHPO.

According to research conducted for this CLI and the categories of National Register documentation outlined in the "CLI Professional Procedures Guide," the areas and periods of significance for the Ramirez Solar House cultural landscape are adequately documented in previous approved consultations with the Pennsylvania SHPO. However, the landscape and its features have not been adequately documented. Therefore, for purposes of the CLI, the Ramirez Solar House is considered "SHPO/THPO – Inadequately Documented."

Eligibility: Eligible -- SHPO Consensus Determination

Concurrence Eligibility Date: 09/20/2024

Concurrence Narrative:

The Pennsylvania SHPO had no review comments.

Significance Level: National

Contributing: Individual

Classification: District

Statement of Significance for National Register of Historic Places:

The Ramirez Solar House property is significant at the local level under Criterion A in the area of Entertainment/Recreation, and under Criterion C at the national level in the areas of Architecture and Engineering, and at the local level in the area of Landscape Architecture. The property's period of significance is 1910-1947, beginning the year the original building, Golden Spring, was constructed for Mary Harman, through 1947, one year after the Nadler family purchased the property that included the remodeled House and new Garage.

CRITERION A

Entertainment/Recreation:
The Ramirez Solar House landscape is locally significant under National Register Criterion A in the area of Entertainment/Recreation for exemplifying the twentieth century recreational context of the Delaware Water Gap National Recreation Area. Beginning in the middle of the nineteenth century, as part of a broader trend among the American public, the Upper Delaware Valley began to attract visitors who had an interest in the area's scenic charm and natural beauty. Following the Civil War, an enhanced transportation network, centered on railroads, brought people in greater numbers to these areas and resulted in the expansion of hotels and boarding houses to accommodate these visitors. Summer residents at the hotels and boarding houses were offered a variety of recreational activities that emphasized the region's natural features. (Clemensen 1996: 263)

However, by the early twentieth century, a shift in the preferences of the traveling public along with the continued development of transportation networks led to declining visitation to the hotels and boarding houses of the Upper Delaware Valley. At the same time, people with greater means, particularly from New York, New Jersey, and Philadelphia, began to purchase the more secluded area farms for summer residences. (Clemensen 1996: 263)

Asher and Mary Harman's 1910 acquisition of the present-day Ramirez Solar House property and the development of their Golden Spring estate was representative of this broader regional trend during the early twentieth century. Like other wealthy New Yorkers who established rural retreats in the Upper Delaware Valley, the Harmans sought privacy and a refined experience of nature at Golden Spring. This desire was also shared by the Nadler family, who purchased the property in 1945, following the main house's conversion into the Ramirez Solar House.

CRITERION C

Architecture and Engineering:
The Ramirez Solar House is nationally significant under National Register Criterion C in the areas of Architecture and Engineering for embodying the distinctive characteristics of passive solar building design and construction. In 1944 Gustavo Ramirez hired architect Henry Nicolls Wright, Jr. to design a renovation for a home he had purchased in Pike County, Pennsylvania. The original house, built in 1910 by Archer and Mary Harman of New York, exemplified characteristics of Shingle Style and Colonial Revival architecture. (HSR 2020: 55)

The renovation proposed by Wright included many passive solar principles made popular by George Fred Keck, an architect based in Chicago. At the time, Keck was the most prominent practitioner and proponent of solar homes, which were intended to optimize solar energy for climate control and other aspects of human well-being. Keck's principles included building orientation, shading, Thermopane windows, ventilation, floor plan configurations, and rooftop pools. The renaissance of passive solar heating design, in the United States and the world, started with the "House of Tomorrow," designed by Keck in 1933, which ignited the imagination of many professionals. (HSR 2020: 35; Kendig 2001: 8)

While several remnants of the 1910 house were retained in Wright's plans, the overall scale of changes was dramatic, as described in a June 1945 article in House Beautiful:
The upper story was removed; windows were salvaged and reused; sheathing and other materials 4 were retained; the servant's quarters were modernized; and the pantry was transformed into a small kitchen. The dining room and reception hall were converted to a living room with a corner cut from the space to form a porch. Two bedrooms were added on the main floor. An original veranda with massive stone piers and overhanging eaves obscured the view from the living room. This space was converted to a terrace to allow for spectacular views of the Delaware River Valley beyond by removal of the roof and wood floor, truncation of the piers, and filling to grade. The exterior space was designed as an integral part of the living area and as a transition from house to landscape.

A window wall, 18 feet in height, formed the south wall of both the living room and the south bedroom. A wide roof overhang provided the window with full shading from the highest path of summer sun, yet allows the lowest path of sun to enter. Only a small portion of the lower window wall was operable. It was equipped with double-glazing with sealed air space for the full height. To further protect against winter temperature extremes, a winter window was installed eight inches behind the bottom half. The two windows formed a trough to catch cold air behind the radiators which warmed the air prior to transmission into the room. Radiators placed under the north clerestory windows handled cold air in a similar way. (from McVarish 2002)

The Ramirez Solar House is one of the best known works of Henry N. Wright, Jr., who has been recognized for his studies of solar heating and his involvement in architectural publishing. At the time of design of the Ramirez Solar House, Wright was deeply involved in solar issues. He considered himself a leading proponent of modern open-plan house design and a strong advocate for solar design. Wright believed that the Ramirez Solar House may have been the first passive solar house in Pennsylvania and possibly the second built in the Eastern United States. (Kendig 2001: 11; NR draft 1999, Sec.8: 14)

The Ramirez Solar House retains many of its character-defining materials and architectural features, especially those designed for passive solar functionality. The most prominent of these is a two-story window wall in the building's southeastern façade, which historically offered sweeping views of the Upper Delaware Valley from the house's living room.

Landscape Architecture:
The Ramirez Solar House landscape is locally significant under National Register Criterion C in the area of Landscape Architecture for embodying the distinctive characteristics of a picturesque rural retreat developed in the Upper Delaware Valley during the early twentieth century. As wealthy city dwellers acquired former agricultural properties in the region around the turn of the century, they typically modified the existing landscape and installed new features to serve their needs. Frequently, nearby streams were channeled and bridged, ponds were created, more shrubs, trees, and flowers were planted, decorative retaining walls were constructed, and driveways were lined with trees to form an allee. (Clemensen 1996: 261)

The Ramirez Solar House landscape demonstrates many design features common to these summer estates. These representative elements include the siting of the Ramirez Solar House in an elevated position to take advantage of distant views of the surrounding landscape. Landscape features, including walls, stairs, and the columns of a pergola, are constructed with native stone materials. The property's entrance road is laid out to choreograph movement through the landscape and enhance relationships to views, vegetation, and other landscape features. Ornamental trees, shrubs, and groundcover plantings are located in the area around the house. Paths provide access from the house to Raymondskill Creek, where picnicking and sunbathing were family activities during the historic period.

Additionally, like many rural retreats established in the Upper Delaware Valley during the early twentieth century, the Ramirez Solar House landscape has retained features related to historic agricultural uses. These include the remnants of a barn, a silo, and open meadows that signify the property's agricultural past. (NR draft 1999, Sec.8: 12)

National Register Significance Criteria:

A - Associated with events significant to broad patterns of our history

C - Embodies distinctive construction, work of master, or high artistic values

National Register Criteria Consideration:

National Register Periods of Significance (with Historic Context Themes):

Time Period: CE 1910 - CE 1947

Historic Context Theme	Subtheme	Facet	Other Facet
Expressing Cultural Values	Architecture	International (1915-1945)	
Expanding Science and Technology	Technology (Engineering and Invention)	Construction	
Creating Social Institutions and Movements	Recreation	General Recreation	

Area of Significance:

Area of Significance Category: Architecture

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Engineering

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Entertainment - Recreation

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Landscape Architecture

Area of Significance Subcategory:

Explanatory Narrative:

NRIS Information:

State Register Documentation:

Identification Number:	1984RE02835
Name:	Ramirez, Gustavo, Solar House,
Listed Date:	12/15/2016

National Historic Landmarks:

Statement of Significance for National Historic Landmark:

World Heritage Site:

Is Resource within a designated National Natural Landscape: No

Chronology and Physical History

Chronology:

Year	Event	Major Event Narrative
BCE 5000	Inhabited	Paleoindian people arrive in the Upper Delaware Valley, soon after the retreat of the ice covering of the Wisconsin Glaciation Age.
CE 900	Inhabited	The Lenape inhabits the Upper Delaware Valley by the Late Woodland period. The Lenape practice agriculture along the Delaware River, growing corn, beans, squash, and probably sunflowers and tobacco.
CE 1624	Colonized	Dutch settlement of the region begins when twenty-four settlers are sent by the Dutch West Indies Company, primarily to Fort Orange (Albany), New York.
CE 1674	Land Transfer	The Dutch cede control of the New Netherland Colony to the English as a condition of the Treaty of Westminster, which ends the Third Anglo-Dutch War
CE 1695 - 1700	Settled	The earliest European settlers in the Upper Delaware Valley, individuals of Dutch, Walloon, and Huguenot ancestry, reach the upper portion of that area around Machackemack (Port Jervis, New York) in the late 1690s.
CE 1727	Settled	In 1727, Nicholas Depui and his family, Huguenots from Ulster County, New York, settle near present-day Shawnee, not far above the Delaware Water Gap and approximately 25 miles south of the present-day Ramirez Solar House.
CE 1737	Land Transfer	In 1737, the proprietors of Pennsylvania claim approximately 1,200 square miles of Lenape land on the Pennsylvania side of the Delaware River, including the present-day Ramirez Solar House cultural landscape, through what is called the “Walking Purchase.”
CE 1750	Settled	Cornelius Cole, the first European settler in present-day Dingman Township, purchases land between Sawkill and Raymondskill Creeks in 1750.
CE 1832	Established	Dingman Township, within which the Ramirez Solar House sits, was founded.
CE 1869	Land Transfer	John Laurent and Hannah Laurent, who prior to 1869 owned the present-day Ramirez Solar House site, sell approximately 130 acres of it to William Brown.
CE 1869 - 1877	Maintained	By 1877, William Brown maintains a saw mill and small slaughter house on the land he purchased from John and Hanah Laurent in 1869. Upon his death, his wife Sarah takes ownership.
CE 1895	Maintained	By 1895, Sarah Brown owns two tracts of land, including the former Laurent property containing 55 improved acres and 35 unimproved acres with a house and barn, as well as a parcel of 50 improved acres and 80 unimproved acres with a house, barn, hayhouse, two horses, and three cows.

Year	Event	Major Event Narrative
CE 1899	Land Transfer	Sarah Brown sells two tracts, one of 188 acres and another of seventy-four woodland acres, to Henri Tissot of Milford, PA. Soon after taking ownership, Tissot begins making improvements to the property, including adding a telephone line.
CE 1907	Land Transfer	Henri and Mary Tissot sell the two tracts they acquired in 1899 to Mortimore Inglis of Paterson, New Jersey. The property includes forty improved acres, 180 unimproved acres, two houses, one barn, and a poultry house. At the time, the property is described as containing an orchard with apple and other fruit trees, springs, and a section of Raymondskill Creek.
CE 1909	Land Transfer	Mortimore Inglis sells the two tracts he acquired in 1907 to Archer and Mary Lee Harman of New York, NY.
CE 1910	Built	Archer and Mary L. Harman complete construction of a new house at Golden Spring, their estate developed on the two tracts they acquired from Mortimore Inglis in 1907. The house is situated on top of a knoll overlooking the Delaware River Valley and demonstrates characteristics of Shingle Style and Colonial Revival architecture.
CE 1910	Built	To accompany the Harmans' new home, rustic landscape features, including stone bridges, walls, and an entrance road are constructed. Features added at this time may have also included a wooden entrance gate with fieldstone piers, and a stone barbecue.
CE 1910 - 1920	Planted	An allee of sugar maples is planted along the entrance road near the property's northern end, likely soon after construction of the Golden Spring house.
CE 1910 - 1920	Built	A pergola with fieldstone columns and a wooden trellis is constructed west of the entrance road, approximately 400 feet northwest of the Golden Spring house, likely soon after the house was constructed.
CE 1911	Land Transfer	Archer Harman dies at age 52 after falling from his horse in Hot Springs, Virginia. His entire estate is left to his and Mary's daughter, Kate. Mary Harmon marries her second husband Leo Wertheimer.
CE 1911	Built	Two outbuildings are constructed at Golden Spring in ca.1911.
CE 1912	Demolished	An older house at Golden Spring is demolished.
CE 1913	Maintained	In 1913, Golden Spring contains two houses, one barn, and two outbuildings.
CE 1914 - 1915	Built	A barn is constructed at Golden Spring in 1914 and an older barn is demolished the following year.
CE 1916	Land Transfer	Kate Harman dies at the age of 26. A large portion of her estate is left to her mother, Mary.
CE 1919	Built	A silo is constructed at Golden Spring by Leo Wertheimer.
CE 1920	Maintained	In 1920, an assessment documents Golden Spring as forty improved acres, 180 unimproved acres, two houses, two barns, two outbuildings, one silo, and five cows.

Year	Event	Major Event Narrative
CE 1923 - 1928	Land Transfer	Mary L. Harman Wertheimer dies from a stroke in 1923 at age 52 (approximate). Her will bequeaths her entire estate to her husband, Leo, which takes place in 1928.
CE 1924	Built	A milk house is constructed at Golden Spring.
CE 1927	Ranched/Grazed	By 1927, twenty-five cows were kept at Golden Spring.
CE 1928	Maintained	At this time, the property comprised several tracts of land, including a tract of 10 improved acres and 200 unimproved acres with one house, one barn, and two outbuildings. Another tract included 30 improved acres and 300 unimproved acres with one house, one barn, one silo, one milk house, and one garage.
CE 1942	Damaged	The house is damaged by fire.
CE 1943	Land Transfer	In May 1943, Leo Wertheimer sells Golden Spring to Gustavo Ramirez. The property includes 200 acres of land, minus a 50-acre exclusion. Five days later Gustavo sells a 55-acre portion to Barbara Sanders.
CE 1944	Altered	The Harmans' Golden Spring house, then owned by Gustavo Ramirez, is renovated by architect Henry N. Wright, Jr. to use "passive solar energy technology." Additionally, a new garage is built into the slope directly northwest of the house and masonry features surrounding the house, including piers, stairs, and retaining walls, are modified.
CE 1944	Built	A caretaker's house is built northwest of the Ramirez Solar House, likely in ca.1944.
CE 1945	Land Transfer	Gustavo Ramirez sells 103.5 acres, including the Ramirez Solar House (formerly Golden Spring house) to Golden Springs, Inc., a Pennsylvania corporation, in June 1945. One day later, the corporation sells the property to Terese N. Blitzer, of Manhattan, New York. Four months later, in October 1945, Blitzer sells the property to James H. Nadler of Brooklyn, New York.
CE 1945	Demolished	The milk house built in 1924 is removed by Blitzer in 1945.
CE 1958	Land Transfer	James Nadler dies in May 1958 and leaves his entire estate to his wife, Esther.
CE 1959 - 1969	Altered	Between 1959-1969, the Nadlers build an addition to the south elevation of the Ramirez Solar House, including an entrance porch.
CE 1967	Land Transfer	In 1967, Esther Nadler sells the Ramirez Solar House property, which the Nadler family called "Mountain Shadows," to her son M. Harold Nadler.
CE 1969 - 1973	Demolished	Sometime between 1969 and 1973, the one barn surviving from the Golden Spring era is removed.
CE 1973	Built	A stable is constructed on a pre-existing foundation near the property's northwestern corner.
CE 1986	Land Transfer	The Nadlers sell the Ramirez Solar House property to the federal government for inclusion into Delaware Water Gap National Recreation Area.
CE 1996 - 2000	Reconstructed	During the late 1990s, three of the Ramirez Solar House's chimneys are reconstructed.

Year	Event	Major Event Narrative
CE 2000	Maintained	The roof of the Ramirez Solar House is replaced, and several damaged insulated glass units are replaced in the south window wall.
CE 2003 - 2004	Reconstructed	Extensive masonry repairs are made to stone piers and retaining walls in the landscape immediately surrounding the Ramirez Solar House.
CE 2006	Maintained	The Ramirez Solar House receives a full roof replacement following poor workmanship of the contractor who installed the prior replacement in 2000.
CE 2008	Removed	The three original doors of the historic garage are replaced in August or September 2008.
CE 2010	Maintained	The exterior of the Ramirez Solar House is repainted.
CE 2015	Maintained	Extensive woody vegetation removal is completed around the historic pergola and entrance road fieldstone bridge.
CE 2021	Maintained	The roof of the Ramirez Solar House is replaced.

Physical History:

INTRODUCTION

The following section provides information on the physical development and evolution of the site, organized by time periods. This section is derived primarily from three sources: “Preliminary Historic Resource Study” by A. Berle Clemensen (1996); “Historic Structure Report, Ramirez House & Garage” by Rebecca Cybularz (2020); and “National Register of Historic Places Registration Form: Nadler Solar House” by Douglas C. McVarish and Liz Sargent (draft 1999).

EARLY HUMAN HABITATION OF THE UPPER DELAWARE VALLEY, ca.9000 BCE–900 CE

Prior to 15,000 years ago, a glacier covered the Upper Delaware River Valley, the area now occupied by the Delaware Water Gap National Recreation Area. The ice covering of the Wisconsin Glaciation Age, as this era was called, began to melt about 15,000 years ago and resulted in the revegetation of the Delaware Water Gap area with a tundra covering. Mammoths and mastodons inhabited the land during this era. About 13,000 years ago, the tundra began to be invaded by a pre-boreal forest characterized by dense spruce-fir and pine species. As the forest coverage increased, the mammoth and mastodon population decreased and disappeared about 11,700 years ago. Beginning about 10,700 years ago, a true boreal forest, initially of pine-birch trees, began to be established and, with this event, the first Americans migrated to the area. These Paleoindians established the first of three occupation periods that occurred before the arrival of Europeans. (Clemensen 1996: 5)

The initial dense pine-birch boreal forests had a low biotic carrying capacity that was partly the result of cool temperatures and greater precipitation than the present day. Living in small groups, the Paleoindians led a nomadic life based upon seasonal movement to hunt, fish, and gather plants and plant seeds. These generalized hunters and gatherers likely camped in many different types of environments, including lowland waterside camps, upland bluff camps, and ridge top camps, or temporarily lived in natural rock shelters and caves. In the hunt for caribou and other herding animals, they used a weapon with a distinct fluted projectile point that was shaped to allow it to be bound to a wooden shaft. (Clemensen 1996: 5; Review comments, J. Palmer, 15 August 2024, citing Marshall 1982: 28)

Around 7,000 years ago, modern climatic conditions were attained. The biotic community increased at that time with a concomitant expansion in the human population. This adaptation set the stage for a thousand-year transition from the late Archaic era to the beginning of the Woodland period. During the transition or Terminal Archaic phase that began some 4,000 years ago, peoples moved northward and brought with them the broadspear. The projectile point for this instrument had a crafted slender point with a fish-tail type stem. Tools, such as celts and adzes, have been found from this era by which canoes could be made. Thus, people began to travel by water as well as on foot. Stone bowls and flat-bottomed cooking pots also appeared, carved from soft talc or soapstone. (Clemensen 1996: 6)

Like their Archaic predecessors, the population of the Early and Middle Woodland periods lived a life of hunting, fishing, and gathering. Their appearance about 3,000 years ago, however, portended a lifestyle change. Weapons became more sophisticated with the introduction of the bow and arrow, and thin projectile points were introduced from the north. Notched net sinkers gave evidence of continued fishing. True pottery of coil construction with coarse impressions emerged in the Early Woodland time. The earliest of these vessels were oval or elongated with a flat bottom and side handles. (Clemensen 1996: 6)

THE LENAPE OF THE LATE WOODLAND PERIOD, ca.900–1600

By the Late Woodland Period, the Upper Delaware Valley was the homeland of the Lenape. According to their legend, the Lenape originated west of the Mississippi and migrated eastward to the area of the Susquehanna, Delaware, Hudson, and Potomac Rivers. With their center around the Delaware River, they split into three bands, the turtle (Unami), turkey (Unalachtigo), and wolf (Minisink). Each band was matriarchal. The Minisink, or Minsi, settled in present-day northeast Pennsylvania and northwest New Jersey with their center around Minisink Island in the Upper Delaware area. Their homeland may have extended south to the Delaware Water Gap. (Clemensen 1996: 7)

The Minisink of the Late Woodland period were part of wide-ranging trade and communication networks, including with downriver and coastal villages and tribes to the west. They lived in disbursed, single-unit houses in unfortified villages and farmed small plots along the river where they grew corn, beans, squash, and probably sunflowers and tobacco. Although agriculture supplemented their diet, hunting, fishing, and gathering still provided much of the Minisink's food. Bows and arrows were used to kill deer, elk, bear, turkey, and waterfowl, while smaller animals were trapped. Every part of an animal was used. The hide was tanned with animal brains for use as clothing. Sinew and gut were used for binding, claws and hooves for ornament, bone and antler for tools and weapons, and fat for body lotion and hair dressing. (Clemensen 1996: 7-8)

Fish provided a large part of the diet. Most fish were caught in braided nets which could be as large as 420-480 feet long. Stones were incorporated into the nets for sinkers and small sticks served as floats. Larger fish like sturgeon probably were speared. Freshwater mussels were also gathered in large numbers and dried. Treks were made eastward to gather shellfish along the Atlantic Coast. Wild plants, nuts, berries, fruit, roots, and tubers were gathered. (Clemensen. 1996: 7-8)

EARLY EUROPEAN COLONIZATION, FRONTIER, AND PIONEER PERIODS, ca.1600–1840

Living in the remote Upper Delaware Valley meant that the Minisink peoples did not make contact with the first European explorers and settlers as early as Native Americans near the coast and those in the lower Hudson and Delaware River regions. The Minisink, however, felt the effects of European civilization before meeting these white men, with European diseases, especially smallpox, preceding them in the Upper Delaware Valley. These epidemics, beginning in 1624, gradually reduced the Minisink population. At the same time, contact with other tribes to the east and south who traded with Europeans, brought the beginning of foreign products to the Upper Delaware. The Minisink received apple and peach trees from these contacts and planted them at their villages. (Clemensen 1996: 9)

Like the settlers on the New Jersey side of the Delaware River, the early European pioneers who occupied the Pennsylvania area also descended from Dutch, Walloon, and Huguenot inhabitants of New York. Unlike the New Jersey segment, the initial settlers located at the lower end of the Upper Delaware River Valley. In 1727, Nicholas Depui, a Huguenot, and his family came from Ulster County, New York, and settled near present-day Shawnee not far above the Water Gap, approximately 25 miles south of the present-day Ramirez Solar House. In 1737, the proprietors of Pennsylvania claimed approximately 1,200 square miles of Lenape land on the Pennsylvania side of the Delaware River in what is known as the “Walking Purchase.” The claim included the entire western portion of the Delaware River Valley, from present-day Wrightstown in the south to the New York border in the north. The present-day Ramirez Solar House cultural landscape is located within the northern portion of this area. (Clemensen, 1996: 20)

Early European settlement in the area was concentrated in the fertile bottomlands along the western bank of the Delaware River. Cornelius Cole, the first European settler in Dingman Township, purchased land between Sawkill and Raymondskill Creeks, north of the Ramirez Solar House, in 1750. By 1755, several hundred people lived in scattered groups along the Pennsylvania side of the Upper Delaware River Valley. These areas included present-day Milford, Dingman’s Ferry, Bushkill, and Shawnee/Stroudsburg. As on the New Jersey side of the Delaware River, the French and Indian War and the American Revolution slowed settlement. Consequently, by the end of the frontier period about 1790, the area was still thinly settled. (Clemensen, 1996: 22)

The pioneer period from 1790 to 1840 witnessed a great change in the Upper Delaware Valley, although agriculture remained the dominant occupation. There was a surge in the population on both sides of the Delaware River between 1800 and 1825, with settlers migrating mainly from the southeastern part of Pennsylvania and not from New York. Some families arrived from New England. These people of English, German, Welsh, and Scotch-Irish ancestry bought unoccupied land or purchased parcels from the earlier land owners. Many of the new arrivals settled on the higher, poorer land overlooking the Delaware Rive, and new approaches began to take hold in agriculture. In this time period, villages developed to support the agricultural endeavors. Dingman Township, within which the Ramirez Solar House sits, was founded in 1832 when it was separated from Upper Smithfield. Industry also diversified, expanding beyond the grist and saw mills that had developed to include some manufacturing and quarrying. The beginnings of resort uses were also underway. (Clemensen 1996: 23)

FARMSTEAD PERIOD, ca.1850–1907

Although European colonists began settling in the Upper Delaware Valley during the first half of the eighteenth century, the area where the Ramirez Solar House is located was still sparsely settled by the mid-nineteenth century. In 1880, the population of Dingman Township was 586. Local industries took advantage of the natural resources in the area and included milling of grain, timbering, processing of lime for fertilizer, and tanning. Timbering supplied materials both for local building needs and for ship masts and railroad ties. (NR draft 1999, Sec.8: 11; Mathews 1886)

Prior to 1869, John and Hannah Laurent owned the agricultural property on which the Ramirez Solar House would later be built. The Laurents' property included thirty improved acres, thirty-two unimproved acres, one house, one barn, and one sawmill. In March 1869 John and Hannah Laurent sold a 127.75-acre tract to William Brown for $3,400. The 1870 agricultural census indicates that Brown owned livestock and grew rye, corn, oats, buckwheat, potatoes, and hay. The 1872 Beers map of Pike County, Pennsylvania, depicts two structures attributed to W. Brown at the property, near Raymondskill Creek and its intersection with present-day Raymondskill Road (Figure 1). One of the structures was located north of present-day Raymondskill Road, the other on the south side. Records indicate that by 1877, Brown, a butcher, had a sawmill and small slaughterhouse on the property. Six years later, he is listed as a farmer, without the slaughterhouse on the property. (HSR 2020: 53)

Upon Brown's death in March 1885, his wife, Sarah, assumed ownership of the property. Ten years later, Sarah owned two tracts of land, including the former Laurent property containing fifty-five improved acres and thirty-five unimproved acres with a house and barn, as well as a parcel of fifty improved acres and eighty unimproved acres with a house, barn, hayhouse, two horses, and three cows. In October 1899, Sarah Brown sold two tracts—one of 188 acres and another of seventy-four woodland acres—to Henri Tissot of Milford, Pennsylvania, for $2,000. Soon after taking ownership, Tissot began making improvements to the property, including adding a telephone line. In early January 1900, Tissot announced he had begun a poultry business on the farm and had "about 150 fowls." (HSR 2020: 53)

In early December 1907, Henri and Mary Tissot sold the two tracts to Mortimore Inglis of Paterson, New Jersey, for $3,000. At the time, the property included forty improved acres, 180 unimproved acres, two houses, one barn, and a poultry house. The improved acres and structures contained within the tracts were likely located along present-day Raymondskill Road, near the northeastern edge of the present-day Ramirez Solar House property. The present-day site of the Ramirez Solar House, on top of a knoll approximately five hundred feet southwest from Raymondskill Road, was likely among the unimproved acres and may have been wooded in 1907.

Less than two years after his purchase, on May 13, 1909, Inglis sold the two tracts (the first being resurveyed to 200 acres) to Archer and Mary L. Harman of New York, NY for $1 and other good and valuable considerations. (HSR 2020: 54)

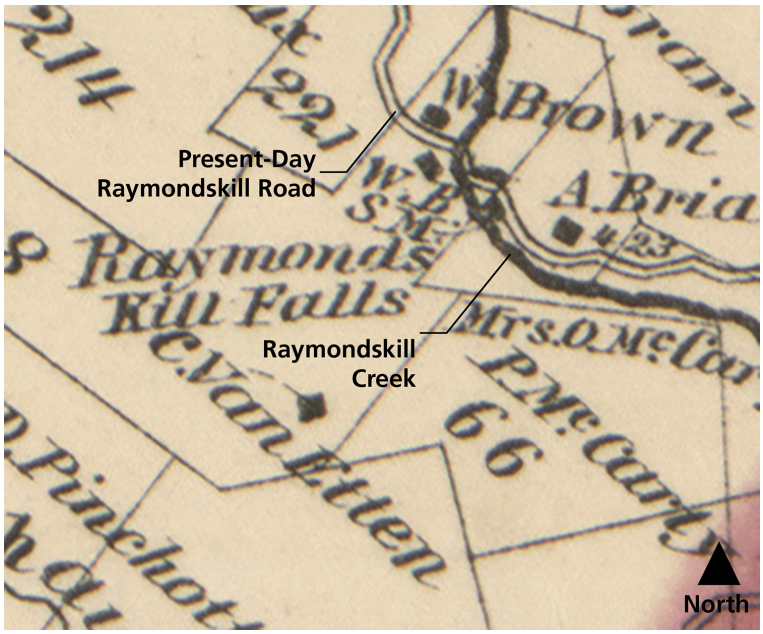


Figure 1. Cropped portion of the 1872 Beers map of Pike County, Pennsylvania, showing the present-day location of the Ramirez Solar House landscape, south of the intersection of Raymondskill Creek and present-day Raymondskill Road. (Library of Congress)

"GOLDEN SPRING," 1909–1943

Archer Harman was a successful American businessman who in 1897–1908 had constructed a railroad in Ecuador between the port of Guayaquil and Quito, the country's second largest city. His accomplishments earned him notoriety and a place in high society. In 1905 he was a guest of President Theodore Roosevelt at the president's Oyster Bay home and was mentioned to be part of the president's family. His wife, born Mary Lee in ca.1871, was a socialite who earned a reputation for eccentric behavior, likely related to alcoholism. At the property they acquired from Mortimore Inglis in 1909, the Harmans developed an estate they named "Golden Spring," the remnants of which compose many of the defining characteristics of the present-day Ramirez Solar House cultural landscape. The origins of the Ramirez Solar House itself are found in the main house that the Harmans built at Golden Spring in 1910. (HSR 2020: 59)

The Harmans' arrival in the Upper Delaware Valley was indicative of a broader trend influencing the region's demographics and economy during the early twentieth century. Shortly after the turn of the twentieth century, people of means from outside the Upper Delaware Valley began to purchase farm property to build summer residences. They sought a more rural, restful location than that provided by the crowded hotel and boarding house areas in the region. Most of the people who bought farms had their principal homes in Eastern New Jersey or the New York City area. (Clemensen 1996: 261)

In the course of ownership, the new summer residents usually changed the farm yards they occupied by expanding the existing farm house and adding buildings such as caretakers' quarters and other landscape features and details. Frequently, nearby streams were channeled and bridged, ponds were created, ornamental plantings were installed, decorative retaining walls were constructed, and driveways were lined with trees to form allees. On occasion, tenant farm homes were built nearby. These new owners usually continued to farm by renting the land or hiring tenant farmers. Consequently, some agricultural elements remained amid the landscape changes. (Clemensen 1996: 261)

Development of the Golden Spring Landscape:
The development of Golden Spring by the Harmans exemplifies many of the typical landscape characteristics of private summer retreats created by wealthy urbanites in the Upper Delaware Valley during the early twentieth century. These characteristics include the siting of buildings and structures to take advantage of views, the use of native materials in the construction of landscape features, the proximity to streams and other natural features, the preservation of open fields and other farm remnants, the perpetuation of some agricultural land uses, the installation of tree and shrub plantings, and the organization of circulation systems to choreograph movement through the landscape.

The Harmans positioned the large main house, which incorporated elements of Shingle Style and Colonial Revival architecture, approximately two hundred feet west of Raymondskill Creek, on top of a knoll rising approximately eighty feet above the stream bed (Figure 2). With its front façade facing northwest, the house was oriented to take advantage of views looking southeast toward the Upper Delaware Valley, especially from a verandah along the house's rear façade. The house's positioning close to Raymondskill Creek also provided easy access to the waterway for recreational uses. Raymondskill Falls, located approximately 0.3 miles downstream, could be heard from the rear verandah. Photographs depicting the house and surrounding landscape during the early twentieth century indicate that evergreen and deciduous trees and shrubs were distributed throughout the area surrounding the house, but the landscape retained a partially open character, potentially due to livestock grazing (Figure 3). (NR draft 1999, Sec.7: 2-4)

Immediately surrounding the Golden Spring house, extensive stone masonry features were constructed to provide circulation and create outdoor spaces. To the northeast, these features included an elaborate system of walls, landings, walks, and stairs that climbed more than twenty-five feet from the edge of the entrance road to the house's front door (Figure 4). The walls, some of which retained portions of the slope, were made from mortared ashlar bluestone, matching the house's foundation, while treads were likely made from slate (Figure 5). To the southeast, large stone columns supported wooden eaves overhanging the rear verandah. Southeast from the verandah, stone stairs led approximately forty feet down a steep slope to a level area that may have contained several garden features. (NR draft 1999, Sec.7: 5)

To access Golden Spring from Raymondskill Road, the Harmans laid out a crushed-stone entrance road running southeast for approximately nine hundred feet to the base of the knoll upon which the house was built. From the base of the knoll, the road turned southwest to loop back and meet the main segment of the entrance road approximately five hundred feet south of Raymondskill Road. Along the entrance road's course, several features were installed to navigate topography and other natural features and to enhance the experience of arrival and progression through the landscape. These included a bridge approximately two hundred feet north of the main house and a retaining wall approximately five hundred feet west of the building, both rustic in character and constructed of mortared fieldstone (Figure 6). (NR draft 1999, Sec.7: 5-8)

Approximately two hundred feet southwest of the intersection of the entrance road's main segment and the road's return loop, a pergola was constructed with sixteen stone piers built of mortared fieldstone. From the pergola, wide views would have been available of the surrounding landscape, especially to the north, where a large clearing was maintained (Figure 7). The clearing, which stretched to Raymondskill Road across approximately sixteen acres of relatively flat topography, may have corresponded to fields and other agricultural features dating to the nineteenth century. One or two small streams likely meandered through the clearing. From Raymondskill Road, the entrance road's main segment passed through the clearing for most of its length, offering broad views in all directions. An allee of at least twenty sugar maple trees was planted along the northernmost segment of the main entrance road, further enhancing the experience of arriving at Golden Spring. Deciduous trees also lined portions of the entrance road's return loop. (NR draft 1999, Sec.7: 5-8)

Continued Agricultural Uses:
Agricultural activities were not completely discontinued with the development of Golden Spring as a summer retreat. In fact, during the Golden Spring period, several new features were added to the landscape to facilitate continued agricultural uses. These additions began soon after Asher Harman's death in 1911, when Mary was remarried to a man named Leo Wertheimer.

The new agricultural structures were primarily located along Raymondskill Road near the property's northern end. In 1914 Wertheimer constructed a new barn and the following year removed a pre-existing barn. In 1919, he built a new silo and the following year another new barn. In 1920, Wertheimer had five cows, a number that would increase to 25 by 1927. In 1924, he built a new milk house/barn to support his growing dairy operation. Wertheimer's herd may have been useful for maintaining the broad clearing in the northern area of the property. However, in 1928 the number of cows at Golden Spring was reduced to only nine, indicating that Wertheimer was getting out of the dairy business by that time. (Clemensen 1994: 287)



Figure 2. Asher and Mary Harman's Golden Spring house, seen from the north in ca. 1910. (ebay.com)



Figure 3. Golden Spring, as seen from the south in ca. 1910. The Harmans' main house is visible to the right. Note the generally open character of the landscape and several visible landscape features, including the entrance road and a pergola north of the house. (Pike County Historical Society archives)



Figure 4. Mary Harman (center) in costume with several companions on the front steps of the Golden Spring house during the early twentieth century. (DEWA archives)



Figure 5. The front entrance to the Golden Spring house from the entrance road, looking south, ca. 1943, immediately before the building's transformation into the Ramirez Solar House. (Architectural Forum)



Figure 6. The Golden Spring house from the entrance road, looking south, ca. 1913 or later. Note the rustic fieldstone bridge in the foreground and the tree and shrub plantings surrounding the house. (Pike County Historical Society archives)

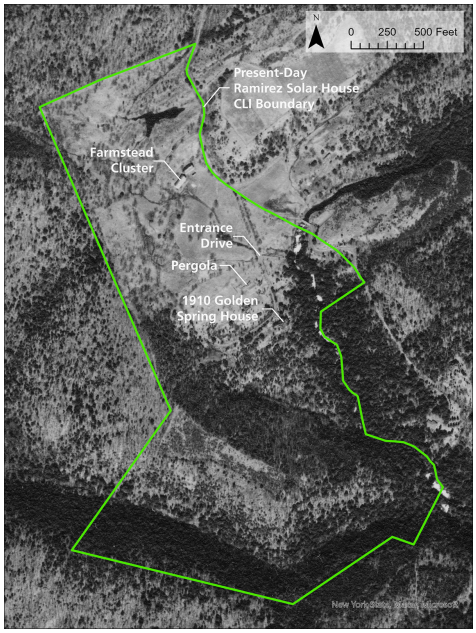


Figure 7. 1939 aerial photograph showing the landscape of Golden Spring, the present-day Ramirez Solar House cultural landscape. Note the large clearing in the northern portion of the property. (United States Geological Survey--hereafter USGS, annotated by Olmsted Center for Landscape Preservation--hereafter OCLP)

RAMIREZ AND NADLER PERIODS, 1943–1986

In 1928 Leo Wertheimer inherited Golden Spring from the estate of his wife Mary, who had died in

1923. At the time, the property comprised several tracts of land, including a tract of ten improved acres and two hundred unimproved acres with one house, one barn, and two outbuildings. Another tract included thirty improved acres and three hundred unimproved acres with one house, one barn, one silo, one milk house, and one garage. (Clemensen 1996: 287)

In 1929, Wertheimer was remarried and began spending less time at Golden Spring. A portion of the house was damaged in a fire in 1942, and the following year he sold Golden Spring to Gustavo Ramirez, a Colombian national who immigrated to the United States in 1927 and operated a dance studio at Carnegie Hall in Manhattan. In 1944, Ramirez hired architect Henry Nicolls Wright, Jr. to transform the 1910 Golden Spring house into a prominent example of passive solar building technology that would come to be known as the Ramirez Solar House. (HSR 2020: 64,72; NR draft 1999, Sec.7: 1)

Creation of the Ramirez Solar House:
Before the end of 1944, the transformation of the Ramirez Solar House was complete (Figure 8). The remodeling resulted in drastic changes to the building's interior and exterior appearance, but mostly preserved the original footprint of the 1910 Golden Spring house. In November 1944, an article in Architectural Forum described the changes made to the building:
"Plastic surgery and disciplined imagination were used on this ungainly summer home to convert its gabled awkwardness to a modern living scheme. With the elimination of the second floor and the addition of a new roof the house has acquired so contemporary an appearance that to the casual observer it appears to have been newly built. Actually, the changes were few but skilfully [sic] handled, with nearly all materials reused in the process of remodeling.

"A typical legacy of our fathers' predilection for the rustic-baronial style which encumbers the woods and beaches of the eastern seaboard, the house stands on an eminence near a picturesque inland resort, commanding from the south windows magnificent views of one of Pennsylvania's loveliest river valleys. On the north side an elaborate flight of stone steps formerly led down to the driveway. The steps were partially removed and replaced by a ramp, and a new garage was built under the slope, since accommodation for automobiles had never been provided.

"The vast old house proved easily adaptable once the bold decision had been made to remove the upper story, which was in any case badly in need of repair, and too large for the client's modest requirements. It was possible to salvage and reuse windows, sheathing and other materials as well as to retain the general organization of the original plan. The servant's quarters were modernized and the pantry transformed into a small, workable kitchen, with stairs down to the service entrance on a lower level. Dining room and reception hall were shorn of their Victorian trimmings and thrown together into a modern living room. A corner was cut off this space to make a porch, two useless chimneys removed, and bedrooms added on the main floor.

"Most striking feature of the remodeling was a new 18 ft.-high window, serving both living room and bedroom on the south side. This provided a true window wall, in the sense that only a small portion of the lower part is operable. In addition to double glazing with sealed airspace for the full 18 ft. height, precautions against sub-zero temperatures were taken by installing a winter window 8 in. behind the bottom half. This forms a trough into which cold air descends behind the radiators, which warm it before transmission into the room. Radiators under the north clerestory windows (which were introduced to offset the effect of illumination from one side only) handle cold air in a similar way. The steam boiler for the heating system was retained in the original basement.

"On the site of the new terrace, an old veranda with massive stone piers and dark overhanging eaves obscured the view of the living room. Its roof and wood floor were removed and the piers cut off flush with the old porch floor to form a new enclosure. To make the terrace, an excavated portion underneath the original floor was filled with debris up to grade level. With the addition of a short flight of steps up to the new porch, this exterior space forms an integral part of the living area and the transition from house to landscape becomes less noticeable and more convenient for modern use. ("Solar Weekend House." The Architectural Forum. November 1944: 137)

Mid-Century Changes to the Ramirez Solar House Landscape:

Although the renovation that transformed the Golden Spring house into the Ramirez Solar House resulted in substantial modifications to the building's exterior appearance, changes to the property's landscape were mostly confined to a relatively small area immediately surrounding the building. The changes altered the character of several features constructed by the Harmans in 1910. However, original materials, circulation patterns, and spatial organization of these features were mostly preserved.

On the house's northeastern side, the elaborate system of walls, stairs, walks, and landings leading from the entrance road to the front door was simplified, resulting in a more modern appearance to complement the architecture of the Ramirez Solar House (see Figure 8). However, the ashlar bluestone and slate materials of the original construction were perpetuated. On the southwestern side, the 1910 verandah was replaced with an earthen terrace edged by five stone piers. As on the house's northeastern side, the modifications to the southwest appear to have reused stone materials from the 1910 construction and the knee-high stone piers along the edge of the new terrace were in the same positions as stone columns that supported the earlier verandah's heavy wooden roof. Removal of the roof left the space markedly more open than the verandah that preceded it and made possible the eighteen-foot-tall window wall and dramatic views from the house's interior that are central to its design (Figures 9 and 10). From the new terrace, stone stairs still descended a steep slope to the edge of the woodland below, as they had from the old verandah.

As part of the renovation of the Ramirez Solar House, a new three-car garage was built into the base of the slope on the house's northwestern side, adjoining the stone stairs leading up to the house's front door. The garage's northwestern façade, where three bay doors were installed, was constructed of the same ashlar bluestone material as the adjacent stairs and retaining walls.

Outside the area immediately surrounding the Ramirez Solar House, few changes were made to the landscape during or immediately after the building renovation. The entrance road and its associated features were all preserved, as were the cluster of farm buildings along Raymondskill Road, the pergola, and the wide clearing across the northern part of the property. Generally, the landscape of Golden Spring remained intact while the house at its center was completely transformed.

An aerial photograph captured in 1957 indicates some minor changes to the broader landscape that may have been related to the Ramirez Solar House's transformation (Figure 11). Sometime between 1939 and 1957, a new building was constructed approximately two hundred feet north of the house, off the eastern edge of the entrance road. The building was likely intended as a guest house or caretaker's house and may have replaced or expanded upon a smaller building that occupied the site in 1939. Also apparent in the aerial photograph is an increase in removal of woody vegetation directly southeast of the Ramirez Solar House from 1939 to 1957. By 1957 a clearing of approximately 0.5 acres was maintained. This shift in land management was likely intended to better preserve the distant view toward the Upper Delaware Valley from the rear of the house.

Nadler Family's "Mountain Shadows" Retreat:
Although Gustavo Ramirez oversaw the transformation of the Golden Spring house into the Ramirez Solar House, and his name is now prominently associated with the building, he only owned the property for a very short time. In June 1945, approximately one year after the building renovation was complete, Ramirez sold the house and property, resurveyed at 103.5 acres, to Golden Springs, Inc., a Pennsylvania corporation formed a week prior. One day later, the corporation sold the property to Therese Blitzer, of Manhattan, New York. Blitzer owned the property for only four months before selling it to James H. Nadler of Brooklyn, New York. At the time of sale, the property contained the house, one barn, one outbuilding, one milk house, one silo, and one garage. Blitzer had removed one of the barns constructed by Wertheimer. (HSR 2020: 71; Clemensen 1996: 287)

James Nadler, his wife Esther, and their descendants would own the Ramirez Solar House property, which they called "Mountain Shadows," for more than forty years. At first, the Nadlers used the Ramirez Solar House as a weekend house. After James Nadler died in 1958, Esther then used the house as a summer residence. In 1967 James and Esther's son M. Harold Nadler assumed ownership of the house and its 103.5 acres, eventually residing their full-time with his wife until 1986.

Nadler Modifications to the Ramirez Solar House Landscape
During Nadler ownership, few major changes were made to the Ramirez Solar House cultural landscape. Most of the Golden Spring-era features were preserved, including the entrance road and its stone bridges, culverts, and walls. The sugar maple allee along the northern segment of the entrance road was maintained, along with the pergola west of the road. Closer to the house, the system of stone walls, stairs, landings, and walks on the building's northwestern side was unaltered, as was the earthen terrace, stone piers, landing, and stairs on the southeastern side. Sometime between 1959 and 1969, the Nadlers added a small addition to the southwestern corner of the Ramirez Solar House. The addition contained a bedroom or study and included an entry via a covered porch at the building's western façade.

The most substantial change to the character of the Ramirez Solar House landscape during Nadler ownership concerned the encroachment of successional woods in areas that had been kept open during the Golden Spring and Ramirez eras. By the early 1980s, the historic clearing in the northern part of the landscape had been reduced to an area of approximately six acres along Raymondskill Road (Figure 12). The pergola, which had stood out in the open toward the southern part of the clearing during the early twentieth century, was surrounded by woods in 1981. By this time, the return loop of the entrance road also navigated through areas of dense successional vegetation. By the early 1980s, successional woods had also resulted in more enclosure directly southeast of the Ramirez Solar House, where a clearing had earlier been maintained to preserve the distant views toward the Upper Delaware Valley around which the house was planned.

At the cluster of farm buildings along Raymondskill Road, removal and replacement of a barn also changed the cultural landscape's character. Sometime between 1969 and 1973, the one barn surviving from the Golden Spring era was removed. In 1973 Harold Nadler constructed a new, smaller barn/stable on top of the foundation of the removed barn. The silo constructed by Leo Wertheimer in 1919 remained in place throughout the Nadler era, although it fell into disrepair. The stone foundations of earlier barns and other structures that had been previously removed from the agricultural cluster also remained in place.



Figure 8. The front (northwestern) facade of the Ramirez Solar House, soon after its renovation in 1944. (Architectural Forum)



Figure 9. The two-story window wall at the rear (southeastern) facade of the Ramirez Solar House, 1944. (Architectural Forum)

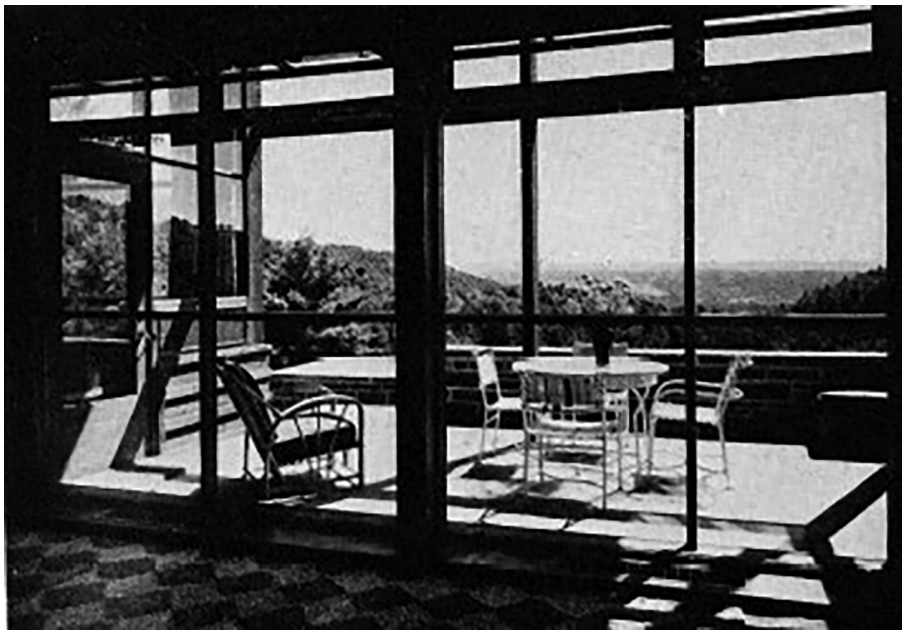


Figure 10. The dramatic distant view toward the Upper Delaware Valley from the rear (southeastern) facade of the Ramirez Solar House, 1944. (Architectural Forum)

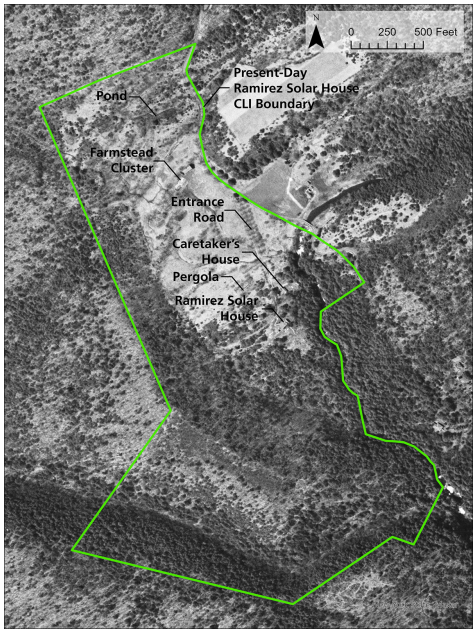


Figure 11. 1957 aerial photograph showing the landscape of the Ramirez Solar House. Note the preservation of a large clearing in the northern portion of the property, as well as a smaller clearing directly southeast of the Ramirez Solar House. (USGS, annotated by OCLP)

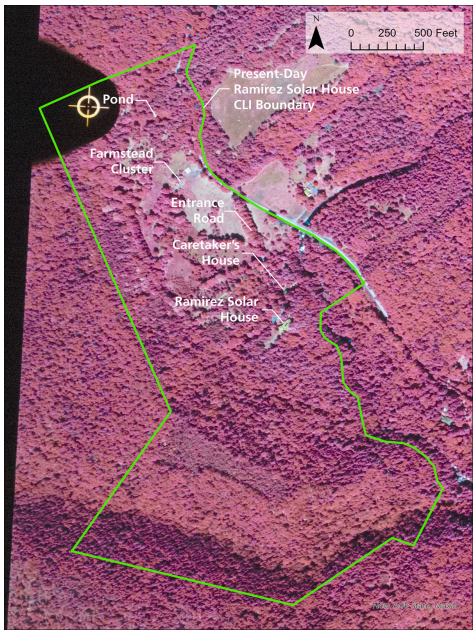


Figure 12. 1981 aerial photograph showing the landscape of the Ramirez Solar House. Note the encroachment of woody vegetation into the large clearing in the northern portion of the property, as well as into the smaller clearing directly southeast of the Ramirez Solar House. (USGS, annotated by OCLP)

NATIONAL PARK SERVICE PERIOD, 1986–2024

In 1986 the Nadlers sold the Ramirez Solar House property, resurveyed at 122.63 acres, to the National Park Service for inclusion in Delaware Water Gap National Recreation Area. Since acquisition by the National Park Service, the Ramirez Solar House and the associated landscape have not been widely accessible to the public and have mostly sat vacant. During this time, the National Park Service has undertaken a series of preservation projects, mostly focused on the Ramirez Solar House and nearby landscape features. (HSR 2020: 75-149)

During National Park Service ownership, the Ramirez Solar House has received three new roofs. In 2001, the building's original asbestos-containing rolled roofing, which was red in color, was removed and replaced with red asphalt shingles. However, the new roof began leaking almost immediately and in 2006 a new layer of shingles, this time green in color, was laid on top of the 2001 layer. Over the next decade, the roof continued to leak and was patched periodically. Finally, in 2021, a new rolled roof, again red in color to reflect the historic appearance, was installed.

By 2001, it had become apparent that the masonry features were failing, with deteriorating mortar and veneer stones falling away. In 2004, the National Park Service reconstructed the earthen terrace, stone piers, stairs, landing, and retaining walls on the southeastern side of the house. The work reused historic materials and perpetuated the historic character of the stone features. However, a wooden balustrade along the edge of the terrace that may have dated to the 1944 Ramirez Solar House renovation was removed and not replaced. In 2024, detached sections of wooden balustrade were visible on the terrace, leaning against the house's southeastern façade. In addition to the work on the house's southeastern side, the mason also made repairs to the garage's south wall. (HSR 2020: 89)

Outside the area immediately surrounding the Ramirez Solar House, the National Park Service has made no major modifications to historic landscape features. The Golden Spring-era features, including the entrance road, stone bridges, walls, and pergola, all remain in place, although the return loop of the entrance road has been reduced to a trace. The National Park Service has maintained mowed turf in the areas immediately surrounding the Ramirez Solar House and the caretaker's house, where a variety of specimen trees and shrubs, likely dating to the historic period, survive. In 2015, the National Park Service completed extensive removal of woody vegetation around the pergola, stone bridges, and walls along the entrance road. The barn and silo near Raymondskill Road have remained in place, although their condition has continued to deteriorate.

Since 1986, woody succession has continued to reduce the extent of historic clearings at the Ramirez Solar House landscape (Figure 13). The historic clearing in the northern part of the property has been reduced to approximately four acres, and successional trees and shrubs are actively colonizing the remaining open area. The historic sugar maple allee, which flanks the segment of the entrance road that passes through the clearing, has been partially subsumed by the surrounding successional growth, and several sugar maple trees have been lost. Immediately southeast of the Ramirez Solar House, woods have continued to grow up where a clearing was historically maintained to preserve the distant view toward the Upper Delaware Valley from the rear of the house. By 2024, the historic view has been completely obscured, resulting in the loss of a defining feature of the Ramirez Solar House cultural landscape.

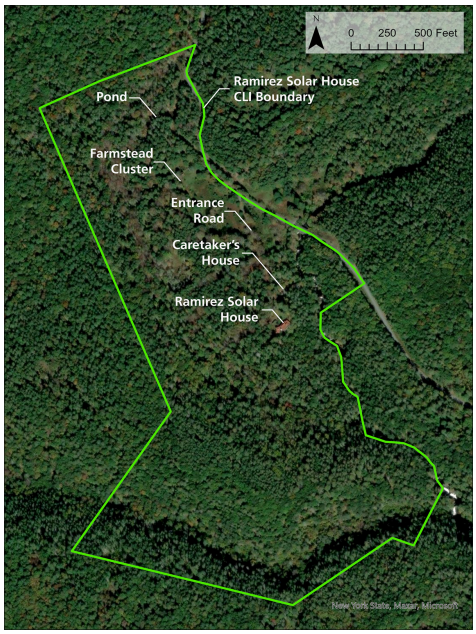


Figure 13. 2023 aerial photograph showing the landscape of the Ramirez Solar House. Note the continued encroachment of woody vegetation into the large clearing in the northern portion of the property, as well as into the smaller clearing directly southeast of the Ramirez Solar House. (USGS, annotated by OCLP)

Uses

Functions and Uses:

Major Category	Category	Use/Function	Historic	Current	Primary
Domestic (Residential)	Single Family Dwelling	Single Family House	Yes	No	Yes
Landscape	Leisure-Passive (Park)	Leisure-Passive (Park)	No	Yes	Yes
Agriculture/Subsistence	Agricultural Field	Agricultural Field	Yes	No	No
Agriculture/Subsistence	Agricultural Outbuilding	Barn	Yes	No	No
Domestic (Residential)	Estate Landscape	Estate Landscape	Yes	No	No
Landscape	Natural Area	Forest	Yes	Yes	No
Agriculture/Subsistence	Livestock	Livestock	Yes	No	No
Landscape	Natural Area	Meadow	Yes	Yes	No
Domestic (Residential)	Secondary Structure (Garage)	Secondary Structure (Garage)	Yes	No	No
Agriculture/Subsistence	Storage (Granary/Silo)	Storage (Granary/Silo)	Yes	No	No
Landscape	Scenic Landscape	View	Yes	No	No

Public Access:

Public Access: No Access Currently

Public Access Narrative:

The Ramirez Solar House cultural landscape is not currently accessible to the public.

Associated Ethnographic Group

Ethnographic Study Status: Yes-Restricted Information

Ethnographic Narrative:

Delaware Water Gap National Recreation Area has been working with their tribal partners to develop an Ethnographic Overview and Assessment for the entire park, which is currently in final form.

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

The historic integrity of the Ramirez Solar House landscape is evaluated by comparing landscape characteristics and features present during the period of significance, 1910–1947, with the existing conditions as assessed in 2023 and 2024. Many landscape characteristics and features from the period of significance remain today. The historic Ramirez Solar House, possibly the oldest surviving example of passive solar building technology in the Eastern United States, remains in its historic location on top of a knoll near Raymondskill Creek . The architecturally-significant building retains its historic character. Throughout the 122.6-acre landscape that surrounds the house, many historic landscape features also remain in place. These include secondary buildings as well as masonry stone bridges, walls, and stairs. Several historic vegetation features also survive, including historic plantings of specimen trees and shrubs. The landscape's major historic circulation features have also been preserved, particularly the main entrance road, a service road, walks, and a flagstone patio.

However, since 1947, some landscape characteristics and features at the Ramirez Solar House landscape have changed. Significant historic views have been lost due to the encroachment of successional woody vegetation into areas of the landscape that were historically kept open. Most apparently, a historic distant view toward the Upper Delaware Valley from the rear of the Ramirez Solar House has become obscured. Woody succession has also resulted in the diminishment of historic spatial features at the Ramirez Solar House landscape, including a broad clearing that was historically maintained in the northern part of the property.

Overall, the Ramirez Solar House cultural landscape retains integrity of location, design, materials, workmanship, feeling, and association. However, the property's integrity of setting has been diminished due to the encroachment of successional vegetation, which has obscured important historic views that were central to the property's setting.

INTEGRITY

The National Register of Historic Places defines integrity as the ability of a property to convey its significance through physical resources. The National Register program identifies seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Retention of these qualities is necessary for a property to convey its significance; however, not all seven aspects must be present to retain integrity. The following evaluation is based on a 1910–1947 period of significance for the Ramirez Solar House cultural landscape.

Location:
Location is the place where the historic property was constructed or the place where the historic event occurred. The Ramirez Solar House landscape remains in its historic location along Raymondskill Road, bounded to the east by Raymondskill Creek and to the south by Bridle Vail Creek.
Evaluation: Retains integrity of location.

Design:
Design is the combination of elements that create the form, plan, space, structure, and style of a property. The Ramirez Solar House landscape retains integrity of design in its preserved historic landscape features, many of which date to 1910, when Golden Spring, an estate that preceded the Ramirez Solar House, was developed. Several 1910 landscape features, especially close to the Ramirez Solar House, were adapted to complement the remodeled house in 1944, and retain their mid-century design character today. The Ramirez Solar House also retains its historic architectural character.
Evaluation: Retains integrity of design.

Setting:
Setting is the physical environment of a historic property. The Ramirez Solar House cultural landscape retains integrity of setting in the remote and secluded character of its location, nestled between forested ridges west of the Delaware River. However, the encroachment of successional woods since the end of the historic period has led to the loss of significant historic views that were central to the property's setting. The loss of these views,

especially a distant view to the Upper Delaware Valley from the rear of the Ramirez Solar House, has led to some diminishment of the property's setting.
Evaluation: Diminished integrity of setting.

Materials:
Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The Ramirez Solar House cultural landscape retains integrity of materials in the rustic fieldstone and ashlar bluestone construction of many historic landscape features and the wood frame construction and exterior treatments of the Ramirez Solar House and other surviving buildings.
Evaluation: Retains integrity of materials.

Workmanship:
Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. The Ramirez Solar House landscape retains integrity of workmanship in the rustic construction of many fieldstone features dating to the early twentieth century, as well as the more refined masonry construction of features near the Ramirez Solar House dating to the middle of the twentieth century. The historic workmanship of the Ramirez Solar House and other building also remains apparent.
Evaluation: Retains integrity of workmanship.

Feeling:
Feeling is the property's expression of the aesthetic or historic sense of a particular period of time. The Ramirez Solar House landscape retains integrity of feeling, characterized by the many landscape features that date to the early twentieth century, related to the earlier Golden Spring estate, as well as those modified and added to the landscape in 1944, when the Golden Spring house was transformed into the Ramirez Solar House. Together, these features evoke the feeling of a twentieth century private retreat developed by wealthy urbanites in the Upper Delaware Valley.
Evaluation: Retains integrity of feeling.

Association:
Association is the direct link between an important historic event or person and a historic property. The Ramirez Solar House cultural landscape retains integrity of association in its continued association with Gustavo Ramirez, the mid-twentieth century owner of the Ramirez Solar House property, and with Henry N. Wright, Jr., the architect who Ramirez hired in 1944 to transform the pre-existing Golden Spring house into the Ramirez Solar House. Additionally, the survival of many landscape features dating to the development of Golden Spring in 1910 preserves the property's association with Asher and Mary Harman, the couple who first developed the estate.
Evaluation: Retains integrity of association.

The next section presents an analysis of landscape characteristics and their associated features and corresponding Historic Structures Inventory (HSI, formerly List of Classified Structures) names and numbers, if applicable. It also includes an evaluation of whether the feature contributes to the property's National Register eligibility for the historic period (1910–1947), contributes to the property's historic character, or if it is non-contributing, undetermined, or managed as a cultural resource. If a feature is non-contributing, it is evaluated as "compatible" (visually congruent with the historic character of the landscape) or "incompatible" (visually incongruent with the historic character of the landscape).

Landscape Characteristic: Buildings and Structures

Historic Condition (to 1947):
Buildings are elements constructed primarily for sheltering any form of human activity in a landscape, while structures are elements constructed for functional purposes other than sheltering human activity. The Ramirez Solar House was created in 1944 when a pre-existing building, the 1910 Golden Spring house, was completely transformed by owner Gustavo Ramirez, according to a design by architect Henry N. Wright, Jr. The new design applied passive solar building technology and resulted in a notably modern appearance, a radical modification from the earlier house, which had blended elements of Shingle Style and Colonial Revival architecture. The Ramirez Solar House may have been only the second passive solar building constructed in the Northeast and received extensive coverage in architectural magazines and other publications. The building was undoubtedly the defining feature of the landscape during the historic period.

A variety of other buildings and structures, including guest cottages, outbuildings, and barns, stood within the landscape during the historic period. These included the Caretaker's House, a simple, one-story, ranch-style building that was likely constructed in 1944 in a location approximately two hundred feet north of the Ramirez Solar House. Approximately one hundred feet east of the Caretaker's House stood the Pump House (also referred to as the Caretaker's Shed), a smaller, one-story shed, also likely built in 1944, that housed equipment to provide water to the Ramirez Solar House. Also constructed in 1944 was a three-car garage built into the base of the slope northwest of the Ramirez Solar House, at the edge of the entrance road.

Near the northern end of the Ramirez Solar House property, near Raymondskill Road, stood a cluster of agricultural buildings that included a milk house, spring house, barn, and silo during the historic period. All the structures were built during the twentieth century and, by the end of the historic period in 1947, only one barn and silo were extant. The stone foundations of the other structures remained in place.

During the historic period, structures in the landscape also included extensive stone features immediately surrounding the Ramirez Solar House. These included an elaborate system of stone stairs, landings, and retaining walls on the house's northwestern side that climbed the slope leading up to the house's front door, approximately thirty feet above the entrance road. The walls were built of ashlar bluestone, while the stairs and landings were likely built of slate. In 1944, the features were redesigned to complement the renovated Ramirez Solar House, but the materiality, circulation pattern, and spatial organization of earlier features, constructed for the Golden Spring house in 1910, were perpetuated.

Similarly, immediately southeast of the house, pre-existing stone structures were redesigned during the 1944 remodeling of the Ramirez Solar House. The redesign transformed a verandah with a heavy wooden roof into an open-air earthen terrace lined with knee-high stone piers and retained by a masonry wall. As on the house's northwestern side, the modifications to the southeast reused stone materials from the 1910 construction, and the knee-high stone piers along the edge of the new terrace were in the same positions as stone columns that supported the earlier verandah's roof.

Other stone structures in the landscape were arrayed along the entrance road and included bridges, retaining walls, and a culvert. The features were all built of mortared fieldstone, demonstrated a rustic character, and were constructed in ca. 1910, when the original Golden Spring house was built. Approximately 450 feet south of the property's entrance gate at Raymondskill Road, a stone culvert and retaining wall carried the entrance road over a narrow stream. Approximately 225 feet north of the Ramirez Solar House, a twenty-foot-long bridge carried the main segment of the entrance road over a depression in the landscape. Along the southern edge of the entrance road's return loop, approximately five hundred feet west of the Ramirez Solar House, ran a seventy-foot-long retaining wall that included a two-foot-high free-standing top section. Near its center, the wall featured a semi-circular recessed overlook.

Approximately 350 feet northwest of the Ramirez Solar House, near the intersection of the entrance

road's main segment and its return loop, stood a pergola with sixteen stone columns that supported a wooden trellis. The pergola's columns were also built of rustic mortared fieldstone.

Evaluation:
Since the end of the historic period, nearly all historic buildings and structures at the Ramirez Solar House cultural landscape have been preserved with few modifications (Figures 26–35). The National Park Service has performed preservation work on the Ramirez Solar House, including installing new roofing in 2001, 2006, and 2021. However, the building's historic 1944 appearance has been preserved. In 2004, the rear terrace, stone piers, stairs, and landings immediately southeast of the Ramirez Solar House were all reconstructed in accordance with their historic character. However, the historic masonry wall that retained the rear terrace was replaced with a concrete construction. In 2008, the garage's historic doors were replaced with new doors that are unsympathetic to the historic character.

At the agricultural cluster along Raymondskill Road, the condition of the surviving structures, which include a silo built in 1919 and a barn/stable built in 1973, have deteriorated significantly. The surviving barn/stable stands adjacent to the stone foundation ruin of a historic barn that was demolished sometime between 1969 and 1973. Remnants of stone foundations from the earlier spring house and milk house also remain in place. Due to the decline in conditions, the silo, the only remaining historic structure in the agricultural cluster, may lack integrity.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Ramirez Solar House	205291	Contributing	82181		Location	32147	Yes
Ramirez Solar House – Garage	205292	Contributing	82183		Location	32138	Yes
Ramirez Solar House – Caretaker's House	205293	Contributing	82187		Location	32130	Yes
Ramirez Solar House – Pump House/Caretaker's Shed	205294	Contributing	82185		Location	32131	Yes
Ramirez Solar House – Silo	205295	Contributing	82172		Location	32146	Yes
Ramirez Solar House – Barn/Stable	205296	Noncontributing – Compatible					No
Ramirez Solar House – Entry Stairs and Retaining Wall	205297	Contributing	82178		Asset	17164	Yes
Ramirez Solar House – Rear Retaining Wall, Stone Piers, and Stairs	205298	Contributing	82182		Asset	567693	Yes
Ramirez Solar House – Entrance Road Bridge	205299	Contributing	82184		Asset	19640	Yes
Ramirez Solar House – Entrance Road Retaining Wall and Overlook	205300	Contributing	82179		Asset	17163	Yes
Ramirez Solar House – Entrance Road Pond Retaining Wall and Culvert	205301	Contributing	82177		Asset	17167	Yes
Ramirez Solar House – Pergola Stone Columns	205302	Contributing	82186		Asset	17178	Yes
Ramirez Solar House – Milk House Ruins	205303	Contributing	82173		Asset	17165	Yes
Ramirez Solar House – Spring House Ruins	205304	Contributing	82171		Asset	17176	Yes
Ramirez Solar House – Barn Ruins	205305	Contributing	82174		Asset	17159	Yes

Landscape Characteristic Graphics:



Figure 26. The Ramirez Solar House, looking southeast from the entrance road, 2023. Note the elaborate ashlar bluestone walls and stairs that lead to the building's front door. (OCLP)



Figure 27. The Garage, which is built into the base of the knoll upon which the Ramirez Solar House sits, looking east from the entrance road, 2023. (OCLP)



Figure 28. The Caretaker's House, looking northeast, 2023. (OCLP)



Figure 29. The Pump House, looking north, 2023. (OCLP)



Figure 30. The stairs, walks, and retaining walls that lead to the front door of the Ramirez Solar House, looking east, 2023. The Caretaker's House is visible in the distance. (OCLP)



Figure 31. The earthen terrace at the rear of the Ramirez Solar House, and the ashlar bluestone piers that run along its edge, looking west, 2023. The southeastern facade of the Ramirez Solar House is visible to the right. (OCLP)



Figure 32. Stone stairs that lead from the earthen terrace at the rear of the Ramirez Solar House to the bottom of the steep slope directly behind the Ramirez Solar House, looking northwest, 2023. (OCLP)



Figure 33. The rustic fieldstone bridge that carries the entrance drive over a low area as it approaches the Ramirez Solar House, looking northwest, 2023. (OCLP)



Figure 34. The retaining wall that runs along the southern edge of the entrance road return loop, looking southeast, 2023. Note the recessed overlook near the wall's center. (OCLP)



Figure 35. Flagstone columns that historically supported a wooden trellis as part of a pergola, looking southeast, 2024. The columns are now surrounded by successional vegetation. (OCLP)

Landscape Characteristic: Circulation

Historic Condition (to 1947):
Circulation refers to the spaces, features, and applied material finishes that constitute systems of movement in a landscape. Historically, circulation features at the Ramirez Solar House landscape provided access to buildings and other features while choreographing movement to enhance the experience of the landscape. The primary circulation feature was the entrance road, which led approximately one thousand feet south from Raymondskill Road to the Ramirez Solar House site, before turning southwest and looping back to meet the main segment of the entrance road approximately five hundred feet north of the house. During the historic period, the entrance road was likely surfaced with regional crushed stone or compacted earth.

Additional circulation features included a service road that branched off the entrance road return loop to climb the knoll upon which the Ramirez Solar House sits, approaching the house from the west. The service road was likely also surfaced with crushed stone or compacted earth. Immediately northwest of the Ramirez Solar House, a flagstone walk led to the house's front door and a service entrance from the top of the stone stairs at the entrance road. Immediately southeast of the house, a flagstone patio was located on the earthen terrace at the back of the house.

Evaluation:
Since 1947, historic circulation features have been preserved at the Ramirez Solar House landscape. The entrance road's main segment follows its historic alignment from Raymondskill Road to the Ramirez Solar House site (Figures 22 and 23). However, the return loop that leads southwest from the house site before turning north to meet the road's main segment has fallen into disrepair and mostly exists as a trace today. The service road follows its historic alignment west of the Ramirez Solar House and retains integrity (Figure 24). The historic walk on the northwestern side of the house and the historic flagstone patio on the southeastern side of the house also remain in place but are overgrown (Figure 25, see also Figure 18).

Additionally, east of the house, a footpath that descends the eastern slope of the knoll to reach the western bank of Raymondskill Creek may date to the historic period. The path leads to an area of large, level rocks at the stream's edge where residents may have enjoyed swimming and sunbathing. The path is surfaced with compacted earth and features railroad tie steps, log steps, and cypress handrails supported by metal stake posts. Documentation has not been found to identify the timing of the path's construction.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Ramirez Solar House – Entrance Road	205286	Contributing	82190		Location	32134	Yes
Ramirez Solar House – Service Road	205287	Contributing	tbd				No
Ramirez Solar House – Raymondskill Creek Path	205288	Undetermined	82188		Asset	17177	Yes
Ramirez Solar House – Rear Patio/Terrace	205289	Contributing	82182		Asset	567693	Yes
Ramirez Solar House – Entry Walk	205290	Contributing	tbd				No

Landscape Characteristic Graphics:



Figure 22. The main entrance road to the Ramirez Solar House cultural landscape, looking south through the gate at Raymondskill Road, 2023. (OCLP)



Figure 23. The main entrance road as it approaches the Ramirez Solar House from the north, looking south, 2023. Note the fieldstone bridge that carries the road over a low area in the foreground. (OCLP)



Figure 24. The service road that descends the slope west of the Ramirez Solar House, looking west, 2023. (OCLP)



Figure 25. Historic flagstone patio, as seen through overgrown turf on the rear terrace of the Ramirez Solar House, looking west, 2023. (OCLP)

Landscape Characteristic: Small Scale Features

Historic Condition (to 1947):
Small-scale features are elements that provide detail and diversity for both functional needs and aesthetic concerns in the landscape. Such features served a variety of purposes in the Ramirez Solar House landscape during the historic period. Most were located in the area immediately surrounding the house, and included fieldstone edging and low, stone-slab retaining walls that likely defined planting beds. Approximately 150 feet southwest of the house, a stone barbecue was located at the end of a short path that descended the slope south of the house. Also at the bottom of the steep slope, approximately 150 feet southeast of the house, small fieldstone garden features may have included a pedestal for a sculpture or other object and piers supporting a short bench. These garden features were located within the 0.5-acre clearing that kept open the distant view toward the Upper Delaware Valley from the rear of the house. Farther from the house, at the entrance to the property from Raymondskill Road, rustic mortared fieldstone piers flanked the northern end of the entrance road and supported a wooden gate.

Evaluation:
Since 1947, historic small-scale features have been preserved at the Ramirez Solar House landscape. The stone barbecue is located in its historic position and the fieldstone piers and wooden gate continue to mark the entrance to the property from Raymondskill Road (Figures 38 and 39). Fieldstone edging and stone slab retaining walls are still visible in the area immediately surrounding the Ramirez Solar House, however the features are partially obscured beneath turf and may have diminished integrity (Figure 40). Similarly, the small fieldstone garden features southeast of the Ramirez Solar House remain, but with diminished integrity that makes their historic purposes difficult to discern (Figure 41). Due to the encroachment of successional vegetation in the clearing that historically existed southeast of the house, the features now stand within woods.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Ramirez Solar House – Stone Entrance Piers and Wooden Gate	205311	Contributing	82176		Asset	17162	Yes
Ramirez Solar House – Barbecue	205312	Contributing	82180		Asset	17160	Yes
Ramirez Solar House – Stone Edging and Retaining Walls	205313	Undetermined					No
Ramirez Solar House – Woodland Garden Stone Feature Remnants	205314	Undetermined					No

Landscape Characteristic Graphics:



Figure 38. The historic stone barbecue located approximately 150 feet southwest of the Ramirez Solar House, looking southwest, 2023. (OCLP)



Figure 39. The historic gate at the northern end of the entrance road, where it meets Raymondskill Road, looking southwest, 2023. (OCLP)



Figure 40. Remnants of stone features, potentially edging for planting beds, visible in an area near the northeastern facade of the Ramirez Solar House, 2023. (OCLP)



Figure 41. Remnant fieldstone garden features, potentially including piers for a small bench (front) and a pedestal (rear), in the woods approximately 150 feet southeast of the Ramirez Solar House, 2023. (OCLP)

Landscape Characteristic: Vegetation

Historic Condition (to 1947):
Vegetation includes deciduous and evergreen trees, shrubs, vines, groundcovers, and herbaceous plants and plant communities, whether indigenous or introduced in the landscape. During the historic period, managed vegetation features within the Ramirez Solar House landscape included an allee of sugar maples along the main entrance road as well as specimen trees and shrubs in the area immediately surrounding the Ramirez Solar House. The sugar maple allee (Acer saccharum), which flanked the northernmost segment of the main entrance road, was likely planted soon after the Harmans built their house at Golden Spring, the predecessor of the Ramirez Solar House, in 1910. Near the Ramirez Solar House, specimen trees and shrubs included pines (Pinus sp.), spruces (Picea sp.), and lilacs (Syringa sp.), which stood both individually and in clusters throughout areas of mown lawn. By the end of the historic period, a pair of spruces flanked the front entrance to the house. Additionally, the steep slope immediately southeast of the house was planted with forsythia (Forsythia sp.).

Evaluation:
Since 1947, many historic vegetation features have survived at the Ramirez Solar House cultural landscape and contribute to the landscape's historic character. These include tree and shrub plantings in the area immediately around the house, particularly pines and lilacs (Figures 18 and 19). On the slope immediately southeast of the house, the historic forsythia planting has become overgrown and has likely spread beyond its historic limits (Figure 20). However, the two spruce trees that flanked the house's front entrance have been lost. Within the historic sugar maple allee, at least six historic specimens have survived (Figure 21). Woody successional growth has colonized the formerly open clearings surrounding the southern portion of the sugar maple allee, and additional sugar maple specimens may still survive among the successional vegetation.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Ramirez Solar House – Sugar Maple Allee	205283	Contributing					No
Ramirez Solar House – Shrub Plantings	205284	Contributing					No
Ramirez Solar House – Specimen Trees	205285	Contributing					No

Landscape Characteristic Graphics:



Figure 18. A lilac stands along the walk leading the front entrance of the Ramirez Solar House, looking east, 2023. (OCLP)



Figure 19. Several large pine trees stand throughout the Ramirez Solar House site, particularly on the northern side of the house. The Ramirez Solar House is visible to the left. Looking west, 2023. (OCLP)



Figure 20. Historic forsythia plantings along the slope at the rear of the Ramirez Solar House, looking northwest, 2023. (OCLP)



Figure 21. Surviving sugar maples that are part of a historic allee along the entrance road, looking north toward the entrance gate, 2023. (OCLP)

Landscape Characteristic: Views and Vistas

Historic Condition (to 1947):
A view is the expansive and/or panoramic prospect of a broad range of vision that may be naturally occurring or deliberately contrived. A vista is a controlled prospect of a discrete, linear range of vision, which is deliberately contrived. During the historic period, views were a defining feature of the Ramirez Solar House landscape. Most importantly, a distant view toward the Upper Delaware Valley was available from the rear of the Ramirez Solar House. The view, which was framed by the ridges on either side of the ravine that carries Raymondskill Creek to the Delaware River, was intended to be seen from the two-story-tall window wall in the house's southeastern façade as well as from the earthen terrace at the rear of the house. A clearing of approximately 0.5 acres was maintained at the base of the slope behind the house to keep the view open.

Other important views included views of Raymondskill Creek from its western bank, which ran along the eastern boundary of the Ramirez Solar House property. The creek's dramatic cascades and rapids could be viewed from several locations along the bank, including near the Pump House and at an area of wide, level rocks east of the Ramirez Solar House.

A wide view was also available from the overlook built into the fieldstone retaining wall along the southern edge of the entrance road return loop. From this overlook, a wetland area was visible to the south. Additionally, from the pergola located approximately 350 feet northwest of the Ramirez Solar House, panoramic views were available across the clearing that was historically maintained in the northern part of the property.

Evaluation:
Since the end of the historic period, encroachment of woody successional vegetation has substantially diminished the character of important historic views at the Ramirez Solar House landscape. This is most noticeable immediately southeast of the Ramirez Solar House, where woods have become established in the clearing that was historically maintained at the base of the steep slope. Because of the growth of trees, the historic view toward the Upper Delaware Valley, around which the house was designed, has become obscured (Figure 36). Additionally, woody encroachment in the historic clearing at the northern end of the property has surrounded the pergola, completely obscuring the historic views from the feature (see Figure 35). In contrast, the historic views from the western bank of Raymondskill Creek and the overlook along the southern edge of the entrance road return loop remain extant (Figure 37).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Ramirez Solar House – View Southeast Toward Upper Delaware Valley	205306	Contributing					No
Ramirez Solar House – View South from Entrance Road Loop	205307	Contributing					No
Ramirez Solar House – Views of Surrounding Landscape from Pergola	205308	Contributing					No
Ramirez Solar House – Views of Raymondskill Creek	205309	Contributing					No

Landscape Characteristic Graphics:



Figure 36. View from a window in the southeastern facade of the Ramirez Solar House, where successional woody vegetation now obscures a historic view toward the Upper Delaware Valley, looking south, 2023. (OCLP)



Figure 37. View of a small cascade from the western bank of Raymondskill Creek, near the Pump House, looking northeast, 2023. (OCLP)

Landscape Characteristic: Natural Systems and Features

Historic Condition (to 1947):
Natural systems and features are the natural aspects that have influenced the development and physical form of the landscape, and can include geology, geomorphology, hydrology, ecology, climate, and native vegetation. During the historic period, natural systems and features were a major influence on the development of the Ramirez Solar House landscape. In 1910, Asher and Mary Harman took advantage of the site's natural topography to position their house, which in 1944 would be transformed into the Ramirez Solar House, on top of a knoll approximately 250 west of Raymondskill Creek. The house's position and orientation allowed for dramatic southeasterly views down the ravine that carries Raymondskill Creek to the Delaware River. The views toward the Upper Delaware Valley, framed by the ravine, are a defining feature of the Ramirez Solar House cultural landscape.

Raymondskill Creek, which runs along the landscape's eastern boundary, provided recreational opportunities for the house's residents, and views of the stream's dramatic cascades and rapids were available from its banks. Raymondskill Falls, located near the property's southeastern corner approximately 0.3 miles from the Ramirez Solar House, could be heard from the Harmans' verandah and from the terrace that replaced the verandah as part of the Ramirez Solar House transformation in 1944. Another waterway, Bridal Veil Creek, runs along the cultural landscape's southern boundary.

The forested slopes of ridges east, west, and south of the Ramirez Solar House also contributed to the landscape's character during the historic period. The slopes helped to frame the view toward the Upper Delaware Valley from the house's southeastern side and enhanced the site's rural setting and feeling of seclusion.

Evaluation:
Natural systems and features continue to be a defining characteristic of the Ramirez Solar House landscape. The house remains in its historic position on top of a knoll above Raymondskill Creek, and the stream follows its historic course along the property's eastern boundary (Figure 14). The forested ridges east, west, and south of the Ramirez Solar House still contribute to the rural setting and feeling of seclusion. However, since the end of the historic period, encroachment of successional woods has led to increased enclosure in areas of the landscape that were historically maintained as clearings. The successional vegetation does not contribute to the landscape's historic character.

This is true in the northern part of the property, where a broad clearing was kept open during the historic period. The clearing, which may have corresponded to crop fields and other agricultural features dating to the nineteenth century, spread across approximately sixteen acres by the mid-1960s. In 2024, due to woody encroachment, the clearing has been reduced to approximately four acres. Successional woods have also colonized a historic clearing directly southeast of the Ramirez Solar House. Historically, an area of approximately 0.5 acres was kept open to preserve the distant view toward the Upper Delaware Valley from the rear of the house. In 2024, the former clearing has been completely lost, and the view from the house is obscured by the trees that have become established in the area.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Bridle Vail Creek	205275	Contributing					No
Raymondskill Creek	205276	Contributing					No
Ramirez Solar House – Mature Woodland	205277	Contributing					No
Ramirez Solar House –Successional Woods (post-1947)	205278	Noncontributing – Incompatible					No

Landscape Characteristic Graphics:

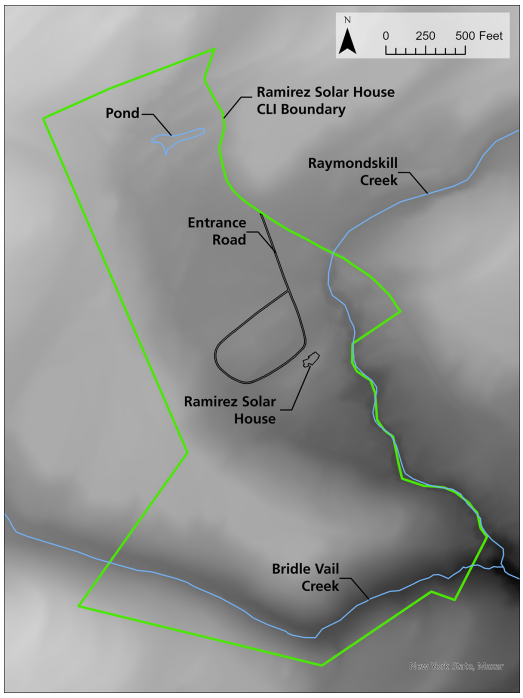


Figure 14. Digital Elevation Model (DEM) revealing the topography of the Ramirez Solar House cultural landscape. In the DEM image, areas of higher elevation are lighter while areas of lower elevation are darker. (USGS, annotated by OCLP)

Landscape Characteristic: Spatial Organization

Historic Condition (to 1947):
Spatial organization is the three-dimensional organization of physical forms and visual associations in a landscape, including the articulation of ground, vertical, and overhead planes that define and create spaces. During the historic period, several distinct spaces helped to organize the Ramirez Solar House landscape. These included the site of the Ramirez Solar House itself, which consisted of a clearing of approximately 0.8 acres located approximately 1,000 feet south of Raymondskill Road and 250 feet west of Raymondskill Creek. The Ramirez Solar House site was defined by wooded areas to the east and west, by the entrance road to the north, and to the south by the base of the knoll on which the Ramirez Solar House is positioned. In addition to the Ramirez Solar House, the space contained the system of stairs, landings, walls, and walks that climbed to the building's front door as well as the terrace, piers, stairs, and retaining walls at the building's rear. A variety of ornamental trees and shrubs, including pine (Pinus sp.), spruce (Picea sp.), and lilac (Syringa sp.), were distributed throughout the site.

Another spatial organization feature, the Caretaker's House, was located directly northeast of the Ramirez Solar House site. The space consisted of a clearing of approximately 0.25 acres, within which the Caretaker's House and Pump House were located. To the north and south, the space was defined by wooded areas. To the east it was defined by Raymondskill Creek. The space's western boundary was defined by the entrance road.

The largest spatial feature at the Ramirez Solar House landscape during the historic period was the northern clearing, which consisted of approximately sixteen acres of fields, pastures, and other agricultural features. To the east, this space was defined by Raymondskill Road. To the north, south, and west, wooded areas defined the space's boundaries. A cluster of agricultural buildings stood near the northern end of the space, adjacent to Raymondskill Road. A pergola also stood in the clearing, near its southern end. The property's entrance road passed through the clearing on its way between the property's entrance gate, at Raymondskill Road, to the Ramirez Solar House site to the south.

Although much smaller than the northern clearing, a second clearing located to the south made a very important contribution to the character of the Ramirez Solar House landscape during the historic period. This spatial feature measured approximately 0.5 acres and was located directly southeast of the Ramirez Solar House. It could be reached from the rear terrace of the Ramirez Solar House via a set of stone steps that descended the steep slope immediately southeast of the house. The space was defined by woods to the east, west, and south and by the steep slope to the north. Although the space may have contained several garden features, the clearing's primary purpose was likely to keep open the distant view of the Upper Delaware Valley from the rear of the Ramirez Solar House.

Evaluation:
Since the end of the historic period, spatial organization features have continued to contribute to the historic character of the Ramirez Solar House landscape. The Ramirez Solar House site, as well as the Caretaker's House site, retain their historic spatial definition (Figures 15 and 16). However, spatial definition has been diminished at the historic northern clearing due to the encroachment of woody vegetation since the end of the historic period. The northern clearing has been reduced to approximately four acres from its historic extent of approximately sixteen acres (Figure 17). The spatial definition of the southern clearing has been completely lost due to colonization by woody vegetation. As a result, the historic view from the rear of the Ramirez Solar House is now obscured.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Ramirez Solar House Site	205279	Contributing					No
Ramirez Solar House – Southern Clearing	205280	Contributing					No
Ramirez Solar House – Northern Clearing	205281	Contributing					No
Ramirez Solar House - Caretaker's House Site	205282	Contributing					No

Landscape Characteristic Graphics:



Figure 15. The Ramirez Solar House site, looking southwest, 2023. The Ramirez Solar House sits on top of the knoll in the distance, and the garage is visible to the right. (OCLP)



Figure 16. The Caretaker's House site, looking northeast, 2023. The Caretaker's House is pictured at right, and a portion of the entrance road is visible to the left. (OCLP)



Figure 17. A remnant of what was once an extensive clearing in the northern part of the Ramirez Solar House cultural landscape, looking west from the entrance road, 2023. (OCLP)

Landscape Characteristic: **Constructed Water Features**

Historic Condition (to 1947):
Constructed water features are built features and elements that utilize water for aesthetic or utilitarian functions in the landscape. During the historic period, at least one constructed pond was maintained at the Ramirez Solar House landscape. The pond, which was constructed during the Golden Spring era or earlier, was located approximately 350 feet northwest of the farm buildings cluster along Raymondskill Road. Aerial photography from 1939 appears to show an irregularly-shaped area of open water measuring approximately one-half acre that may have been retained by an earthen dam or other structure at its southernmost edge (see Figure 7). The pond was fed by a stream that approached from the north. At the pond's southern end, another stream segment drained the pond from an outlet adjacent to the presumed dam.

A potential second, but smaller, constructed pond may have existed in the clearing directly east of the entrance road (see Figure 7). The pond, which may have covered an area of approximately one quarter acre, was fed from the north by a stream that was partially supplemented by water that drained from the larger pond northwest of the farm buildings cluster. The smaller pond was impounded by an embankment along the western edge of the entrance road. The pond was drained via a culvert that ran beneath the entrance road. From the culvert outlet on the eastern side of the entrance road, a short stream segment conveyed the water to Raymondskill Creek.

Evaluation:
Present-day aerial photography indicates that the pond northwest of the farm buildings is extant and retains the general shape and extent it demonstrated during the historic period. The continued existence of the pond was not independently verified in the field as part of this inventory, however the U.S. Geological Survey identifies the feature as an existing freshwater pond that is diked or impounded by a man-made barrier (see Figure 14).

The potential second, smaller, constructed pond that appears to have historically existed directly west of the entrance road is no longer extant. Changes in site hydrology or modifications to the culvert through which the pond historically drained may have led to the pond's disappearance.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Ramirez Solar House Farmstead Pond	205310	Contributing					No

Condition

Assessment Interval (Years): 5

Next Assessment Due Date: 08/23/2029

Condition Assessment and Impacts

Condition Assessment: Fair

Assessment Date: 08/23/2024

Condition Assessment Explanatory Narrative:

The Ramirez Solar House cultural landscape is in “fair” condition. A “fair” condition assessment indicates the property shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the landscape characteristics will cause the property to degrade to a poor condition.

Impacts

Type of Impact: Deferred Maintenance

Other Impact:

External or Internal: Internal

Impact Narrative: Deferred maintenance on the Ramirez Solar House and surrounding landscape features will negatively impact landscape condition if not addressed. Any future project to address deferred maintenance shall ensure perpetuation of the landscape's historic character.

Date Identified: 08/23/2024

Type of Impact: Vegetation/Invasive Plants

Other Impact:

External or Internal: Internal

Impact Narrative: Continued encroachment of woody vegetation into historically open areas of the cultural landscape are negatively impacting the landscape condition.

Date Identified: 08/23/2024

Treatment

Stabilization Measures

Treatment Documents

Treatment Type: Undetermined

Treatment Completed: No

Document Type: General Management Plan

Title:

IRMA Link:

Narrative:

The 1987 General Management Plan (GMP) for Delaware Water Gap National Recreation Area establishes a general treatment approach for park cultural landscapes, stating:
“Cultural landscapes will be retained by keeping vegetation and agricultural use patterns near historic structures. Outbuildings, farm support structures, and fence rows will be kept wherever possible to maintain farmsteads and existing landscape configuration. Proposed treatment levels for related structures will depend on their physical condition and the potential need of a structure for agricultural purposes or adaptive uses. Based on the contribution of all features, individual structures could either by kept, or recorded and removed, with their component pieces being used for salvage materials to restore other historic properties.” (GMP 1987: 33)

The 2022 draft “Historic Buildings Strategy for Delaware Water Gap National Recreation Area” assigns the Ramirez Solar House to Prioritization Category “A”, which indicates that the resource is in “Good” or “Fair” condition and has “excellent” historic context/interpretive value. However, no treatment approach for the landscape has been identified.

Approved Treatment Costs

Cost Narrative:

Bibliography and Supplemental Information

Bibliography:

Citation Author	Citation Title	Year of Publication	Citation Publisher	Citation Type	Citation Location	Citation Number
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Palmer, Jennifer	Review comments on CLI, 15 August 2024	2024	n/a			
National Park Service	Delaware Water Gap National Recreation Area: Geologic Resources Inventory Report [GRIR]	2017	n/a			
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National Park Service	Historic Buildings Strategy for Delaware Water Gap National Recreation Area	2022	n/a			
n/a	“Solar Weekend House.” The Architectural Forum, November 1944.	1944	n/a			
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McVarish, Douglas C. and Liz Sargent	National Register of Historic Places Registration Form: Nadler Solar House (Draft) [NR]	1999	n/a			

McVarish, Douglas C.	“The Ramirez Solar House: A Holistic Approach to a National Register Nomination.” CRM No. 3. 2002.	2002	Tom Solon Collection, Delaware Water Gap National Recreation Area archives			
Mathews, Alfred	History of Wayne, Pike, and Monroe Counties	1886	n/a			
Kendig, Joanna	“Ramirez Solar House: A Case Study of Early Solar Design.” Thesis. New Jersey Institute of Technology, New Jersey School of Architecture, August 2001.	2001	n/a			
Deiber, Camilla (Louis Berger).	“Ramirez-Nadler Property.” Historic Resource Survey Form, Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation. October 5, 2016.	2016	n/a			
Cybularz, Rebecca	Historic Structure Report, Ramirez House & Garage, Delaware Water Gap National Recreation Area (Final Draft) [HSR]	2020	n/a			
Clemensen, A. Berle	Preliminary Historic Resource Study, Delaware Water Gap National Recreation Area	1996	n/a			

Supplemental Information:

Supplemental Information Title: Aerial Photos

Supplemental Information Narrative:

1930s, 1970s, 1991

Supplemental Information:

Supplemental Information Title: U.S. Army Corp of Engingeers Maps

Supplemental Information Narrative:

1968